



**7 Gravel Hill  
Nayland, Suffolk**

**DAVID  
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# 7 Gravel Hill, Nayland, Colchester, Suffolk, CO6 4JB

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A two bedroom unlisted Victorian semi-detached period cottage enjoying a central village location within the highly regarded parish of Nayland. Located on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the property is situated on the Stour Valley path and offers characterful, classically proportioned accommodation throughout. Offered to the market with NO ONWARD CHAIN, the property retains a host of original features including timber framed sash windows, original skirting, dado rail, architraves, and internal doors in addition to a brick fireplace with pine surround and mantle over. Offering an accommodation arranged via two ground floor reception rooms with a galley style kitchen, ground floor bathroom and two first floor double bedrooms. Further benefits to the property include convenient access to the centre of the village with its network of public footpaths and countryside walks, The Anchor public house, village deli, post office and convenient access to the market town of Sudbury and historic Roman City of Colchester. The established, well-screened gardens are set to the rear of the property which further benefits from side access.

## **A two bedroom Victorian semi-detached cottage enjoying a central village location retaining a host of original features and further benefitting from gardens and side access. NO ONWARD CHAIN.**

Timber panel door opening to:

**SITTING ROOM: 13' 6" x 11' 6"** (4.13m x 3.51m) With timber framed double hung sash window to front, original skirting, dado rail and central brick fireplace with suffolk grey brick hearth, pine surround and mantle over. Fitted base level corner storage unit and door opening to:

**DINING ROOM: 13' 5" x 7' 6"** (4.11m x 2.30m) Enjoying a direct, open aspect linking with the kitchen and with staircase off also housing oil fired boiler. Opening to:

**KITCHEN: 10' 2" x 6' 10"** (3.12m x 2.09m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap

over and space and plumbing for fridge, freezer and washing machine/dryer.

**INNER HALL: 5' 6" x 2' 6"** (1.70m x 0.78m) Providing an internal link from the dining room to the:

**GROUND FLOOR BATHROOM: 6' 4" x 5' 6"** (1.94m x 1.70m) Fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment over. Set beneath a pitch slopping roofline with obscured glass window to rear.

### **First floor**

**LANDING:** With double hung sash window to side and door to:

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**BEDROOM 1: 12' 4" x 11' 3"** (3.77m x 3.43m) With timber framed double hung sash window to front, full height fitted wardrobes and central Victorian fireplace.

**BEDROOM 2: 10' 9" x 7' 11"** (3.30m x 2.42m) Fitted with two Yorkshire sliding sash windows to rear affording elevated views across the gardens beyond. Victorian fireplace and full height linen store housing water cylinder with useful fitted shelving.

## Outside

The gardens run parallel to the rear of the property with a single expanse of lawn with walkway, fence line border and dense planting to side and rear.

**AGENTS NOTE:** The attached cottage benefits from a right of access over the land within the curtilage of 7 Gravel Hill. Please contact David Burr Leavenheath for further details.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** movements.drops.umbrellas

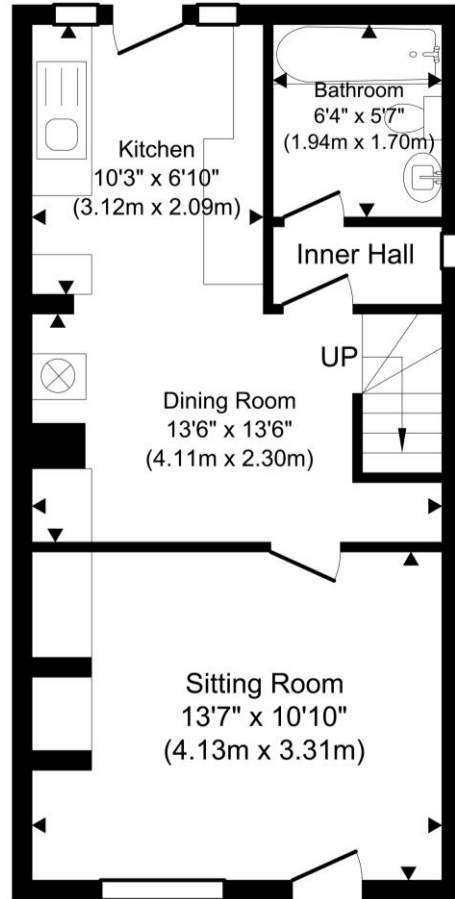
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

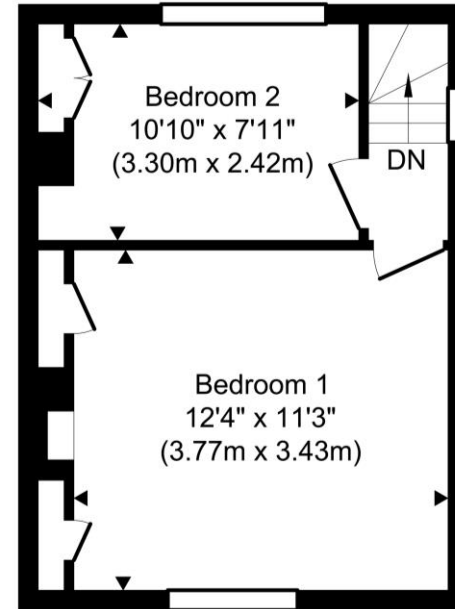
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Ground Floor  
Approximate Floor Area  
383.62 sq. ft.  
(35.64 sq. m)



First Floor  
Approximate Floor Area  
253.81 sq. ft.  
(23.58 sq. m)

TOTAL APPROX. FLOOR AREA 637.43 SQ.FT. (59.22 SQ.M.)  
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