



**Priory Green House**  
**Edwardstone, Suffolk**

**DAVID  
BURR**







# Priory Green House, Priory Green, Edwardstone, Sudbury, Suffolk, CO10 5PN

The rural village of Edwardstone is located between historic Lavenham and Sudbury with a thriving public house and parish church, situated approximately three miles from the village of Boxford with its wide range of everyday facilities including local stores, post office, butchers, pubs, doctors surgery and primary school. The market town of Sudbury, with its commuter rail service, is about five miles and the major centre of Colchester is about 12 miles. There is also an excellent range of facilities in the medieval market town of Lavenham which includes an interesting range of shops, galleries, fine restaurants and charming hotels. More comprehensive facilities can be found in the market towns of Sudbury and Bury St Edmunds.

A distinctive four bedroom (one en-suite) extended period property understood to date from the early 19<sup>th</sup> century enjoying unlisted status and set amidst rural surrounds within the picturesque village of Edwardstone. Occupying a hamlet setting in the well-regarded Priory Green, the property has been comprehensively restored and enhanced by the present owners, offering an accommodation schedule of approximately 2,000sq ft arranged via three ground reception spaces enjoying a flowing, exceptionally finished opportunity. Combining a distinctive array of period features with high quality, period style contemporary fittings including oriel bay windows, handmade timber framed casement windows, mosaic tiled flooring, stripped oak flooring and traditionally styled brick fireplace. Bespoke joinery solutions have been added throughout in addition to floor to ceiling panelling, Jim Lawrence fittings, reclaimed doors complete with suffolk latches and a shaker style, solid wood bespoke quartz topped kitchen/breakfast room. Set within a total plot size of approximately 0.63 acres, the property further benefits from a detached double garage, ample private parking via a shingle driveway and a rural hamlet set within convenient reach of Lavenham, Long Melford and the market town of Sudbury.

**An exceptionally well-presented four-bedroom (one en-suite) period property offering an accommodation schedule of approximately 2,000sq ft, retaining a wealth of period features with high specification contemporary detailing and further benefitting from a detached double garage, ample private parking and a total plot size of approximately 0.63 acres.**

Half height panel glazed timber door opening to:

**ENTRANCE HALL: 10' 5" x 4' 9"** (3.19m x 1.46m) With mosaic tiled flooring throughout, floor to ceiling bespoke cloaks storage in addition to an oak topped base unit with panel glazed door opening to:

**SITTING ROOM: 19' 3" x 16' 1"** (5.88m x 4.91m) With oriel bay window to front, central ceiling timber and engineered oak flooring throughout. A brick fireplace provides the focal point of the room with wall timber surround, floor to ceiling panelling and oak topped bespoke base unit with open fronted log store. Panel glazed door opening to:

**DINING ROOM: 21' 7" x 15' 1"** (6.59m x 4.60m) With distinctive glass panel bay to front with window seat and storage solution below, timber framed double glazed casement window range and engineered oak exposed wall and ceiling timbers, LED spotlights and staircase off rising to first floor. Door with suffolk latch opening to:

**KITCHEN/BREAKFAST ROOM: 21' 7" x 13' 6"** (6.59m x 4.13m) Set across the rear of the property and enjoying a dual aspect with casement window range to side and rear, in addition to a three panelled bi-folding door opening to the rear terrace and gardens beyond. The kitchen units comprise an extensive range of lined, soft-close base units with quartz

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preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above, window to side and central quartz topped island. Integrated appliances include 2x siemens ovens, a six ring gas hob set within the central island with siemens extraction above, full height fridge/freezer and full height larder store. Open fronted floor to ceiling shelving unit with quartz surfaces, base level storage and stable door to side. Flagstone flooring throughout, exposed ceiling timbers and door with suffolk latch opening to:

**INNER HALL:** With exposed brick flooring, full to ceiling recessed store and door with suffolk latch opening to:

**UTILITY ROOM: 4' 7" x 4' 2"** (1.41m x 1.29m) With space and plumbing for washing machine and dryer, preparation surfaces over and casement window range to rear. Exposed brick flooring and further door opening to:

**CLOAKROOM: 5' 1" x 4' 3"** (1.57m x 1.30m) Partly tiled and fitted with traditionally styled ceramic WC, pedestal wash hand basin with tiling above and set beneath a pitched roofline with velux window and exposed wall timbers.

**STUDY: 11' 11" x 10' 5"** (3.65m x 3.19m) Affording a dual aspect with timber framed, double glazed casement window range to side and rear, oak topped bespoke office equipment, reclaimed Victorian style fireplace with brick hearth.

## First floor

**LANDING:** Spanning the width of the property with steps with casement window range to rear affording an elevated aspect across the gardens and paddock beyond, in addition to a door opening to store room housing pressurised Megaflo water cylinder. Hatch to loft.

**BEDROOM 1: 13' 10" x 12' 9"** (4.23m x 3.91m) An attractive principal suite enjoying a quiet, peaceful aspect with casement window range to front with views screened by woodland planting. Jim Lawrence fittings, recessed fitted wardrobe with attached hanging rail and steps up with door with suffolk latch opening to:

**EN-SUITE SHOWER ROOM: 9' 7" x 6' 11"** (2.94m x 2.11m) A high specification en-suite shower room traditionally styled with WC, heritage wash hand basin and fully tiled, separately screened shower with both wall mounted and handheld shower attachments and LED spotlights. Wall mounted heated towel radiator and wall lights.

**BEDROOM 2: 14' 6" x 11' 5"** (4.43m x 3.50m) With casement window range to front and fitted wardrobes with attached hanging rail.

**BEDROOM 3: 13' 8" x 12' 1"** (4.19m x 3.69m) Set to the rear of the property with attractive views across the unspoilt rear gardens with paddock beyond. LED spotlights and exposed wall timbers.

**BEDROOM 4: 13' 7" x 9' 1"** (4.16m x 2.79m) With casement window range to rear affording views across gardens, paddock land beyond and open farmland distant, further casement window to side.

**FAMILY BATHROOM: 9' 10" x 8' 7"** (3.00m x 2.63m) Partly tiled and fitted with traditionally styled ceramic WC, wash hand basin in a fitted base unit, heritage bath with shower attachment over and LED spotlights. Casement window to side.

## Outside

The property enjoys a particularly attractive aspect on Priory Green, locally renowned for its handful of individual, aesthetically striking period properties. Set behind a brick exterior beneath a slate roofline with climbing wisteria and double width shingle driveway to side with parking for approximately five vehicles, with direct access provided to the:

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**DOUBLE GARAGE:** 19' 5" x 18' 6" (5.92m x 5.65m) With twin up and over doors to front, light and power connected, personnel door to side and also housing oil fired boiler. Butler sink to rear with water connected and ample loft storage space.

The rear gardens are a particularly attractive attribute of the property with a shingled terrace bordered by traditionally styled brick wall with steps rising to a single expanse of lawn with hedge line border, fledgling trees, central pond, fruit trees to rear and five bar gate opening to a paddock area to rear with views across gently rolling farmland beyond.

**TENURE:** Freehold

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

**BROADBAND:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE and O2 (source Ofcom).

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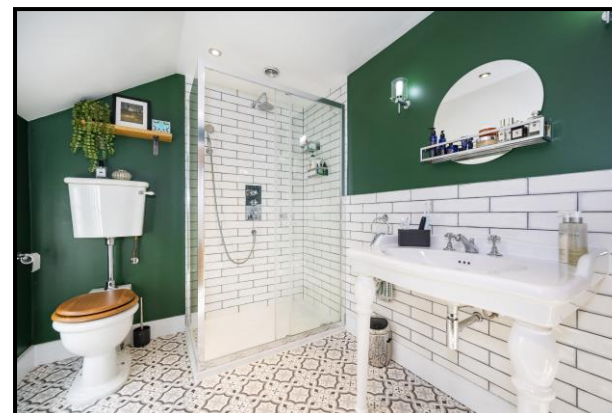
**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///hillside.baseless.steams

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

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

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Garage  
Approximate Floor Area  
359.94 sq. ft.  
(33.44 sq. m)

Ground Floor  
Approximate Floor Area  
1067.99 sq. ft.  
(99.22 sq. m)

First Floor  
Approximate Floor Area  
985.54 sq. ft.  
(91.56 sq. m)

TOTAL APPROX. FLOOR AREA 2413.48 SQ.FT. (224.22 SQ.M.)  
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