



**Brook House,
Newton, Sudbury, Suffolk.**

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BROOK HOUSE, NEWTON, SUDBURY, SUFFOLK, CO10 0QS

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street (approximately 50 minutes).

A rare opportunity to acquire a real slice of history, this substantial Tudor house enjoys a lovely position opposite a golf course and is well placed for commuting from Colchester's North Station to Liverpool Street. The house itself is reputed to have hosted Queen Anne and Henry VIII and offers extensive character throughout (fireplaces, beams, moulded timbers, decorative stained glass leaded windows, etc) and is complemented by practical additions that include the large party barn, extensive parking, cart lodge, swimming pool complex complete with kitchen and changing room. **In all about 1.46 acres.**

A substantial Tudor former farmhouse with useful outbuilding, swimming pool and established gardens of about 1.46 acres.

ENTRANCE HALL: A spacious and inviting area with a 16ft high beamed ceiling, leaded glass window, ornately carved staircase to first floor, wood block flooring, useful storage cupboards, door to rear garden, leaded glass window and doors to:-

DRAWING ROOM: 20'5" x 17' (6.22m x 5.18m). A simply stunning room with a 24ft high vaulted ceiling, exposed beams and leaded glass windows.

SITTING ROOM: 20' x 17'5" (6.09m x 5.3m). Centrally located within the house and including a high beamed ceiling, moulded timbers and splendid inglenook fireplace with inset log burning stove on a brick hearth. Recessed area with wide oak floorboards, fitted oak seating and pretty leaded glass windows.

DINING ROOM: 17'10" x 17' (5.43m x 5.18m). A charming room full of character with a high beamed ceiling and complete with moulded timbers, pretty leaded glass window and large inglenook fireplace with carved oak bressummer and brick hearth below. Further recessed area with wide oak floor boards and inset fitted book shelving with storage below.

FAMILY ROOM: 13'10" x 13'10" (4.21m x 4.21m). Exposed floorboards, panelled walls, leaded glass windows, charming fireplace with tiled slips painted by Spanish refugees in the 1930's.

STUDY: 11'4" x 11' (3.45m x 3.35m). Exposed beams and leaded glass window.

AGA KITCHEN/BREAKFAST ROOM: 18'5" x 15'3" (5.58m x 4.64m). An exceptional space, cleverly designed with a central island, with granite worktop and breakfast bar at either end. The granite continues on the handmade solid wood kitchen units, complemented further by glass display cabinet and inset twin bowl enamel sink unit with mixer tap over. Leaded glass windows provide views over the garden and set within the former chimney is the oil-fired **AGA**. Former bread oven. There is space/point for a conventional oven with fitted extractor hood over. Integrated dishwasher. Large walk-in shelved **PANTRY**.

LAUNDRY ROOM: 12'7" x 9'10" (3.83m x 2.99m). A useful room with extensive fitted handmade units and granite worktops incorporating a butler sink with mixer tap over. Door to garden and space for full height American style fridge/freezer.

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CLOAKROOM 1: Attractive tiled floor, WC and wash hand basin.

CLOAKROOM 2: WC and wash hand basin on a granite worktop with storage below.

First floor

LANDING: Shelved linen cupboard and Suffolk latch doors opening to:-

PRINCIPAL SUITE: 21'10" into recess x 17'3" (6.65m x 5.25m). A light room with large leaded glass windows, exposed beams and door to:-

DRESSING ROOM: 10' x 9'10" (3.04m x 2.99m). Leaded glass windows and door to:

EN SUITE: 9'6" x 9'3" (2.89m x 2.81). A charming room with wood panelled walls, leaded glass window and 9ft high ceiling. Bath with period style fittings and shower attachment, separate large shower cubicle, heated towel rail, WC and 'his and hers' wash hand basins.

BEDROOM 2: 16' x 14' (4.87m x 4.26m). Leaded glass windows and extensive exposed beams.

BEDROOM 3: 15'6" x 10'6" (4.72m x 3.2m). With leaded glass window, exposed beam and accessed via a pull-down ladder is an **ancillary room** which makes an ideal playroom, study, etc.

BEDROOM 4: 15'3" x 9'1" (4.64m x 2.76m). Leaded glass window.

FAMILY BATHROOM: Attractively tiled and finished with a bath including separate shower over and side screen. WC and wash hand basin.

LANDING: Leaded glass window, mullion window and staircase to:-

BEDROOM 5: 13'4" x 9'4" to mid-point in eaves (4.06m x 2.84m). With a leaded light glass window providing lovely views over the rear garden. Useful storage cupboards.

Outside

A long gravel drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

OPEN CART LODGE: 14' x 13' (4.26m x 3.96m).

PARTY BARN: 30' x 17' plus recess (9.14m x 5.18m). Offering potential for a variety of uses with a 21ft high vaulted ceiling, exposed beams, light and power connected and offering potential as a gym, office, ancillary accommodation, (subject to any necessary consents) etc.

The rear garden is located behind the house and has been designed with entertaining/dining Alfresco in mind with large terraces and a **Wine Room:** 15'8" x 8'7" (4.77m x 2.61m). With light and power connected. Space for fridges, freezers, etc.

The main garden has large open expanses of lawn offering complete privacy with large established trees, a pond to the rear and opening to the:-

POOL AREA: Complete with heated pool, large areas of terracing/entertaining space. Lighting. Designated hot tub space, etc.

Weatherboarded **OUTBUILDINGS:** That incorporate a **Kitchen 15'8" x 8'7"** (4.77m x 2.61m) finished with an extensive range of matching units and worktops with inset single drainer sink unit and mixer tap over. Space/point for fridge/freezer. Integrated electric oven with 4-ring hob and extractor fan over. **Changing Room:** 16'6" x 6' (4.87m x 1.82m) With a fully tiled shower cubicle, WC, wash hand basin and storage cupboard.

In all about 1.46 acres.

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AGENTS NOTE

The property is Grade II Listed .

A right of way exists over the driveway in favour of Anglian Water to access a pumping station.

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

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

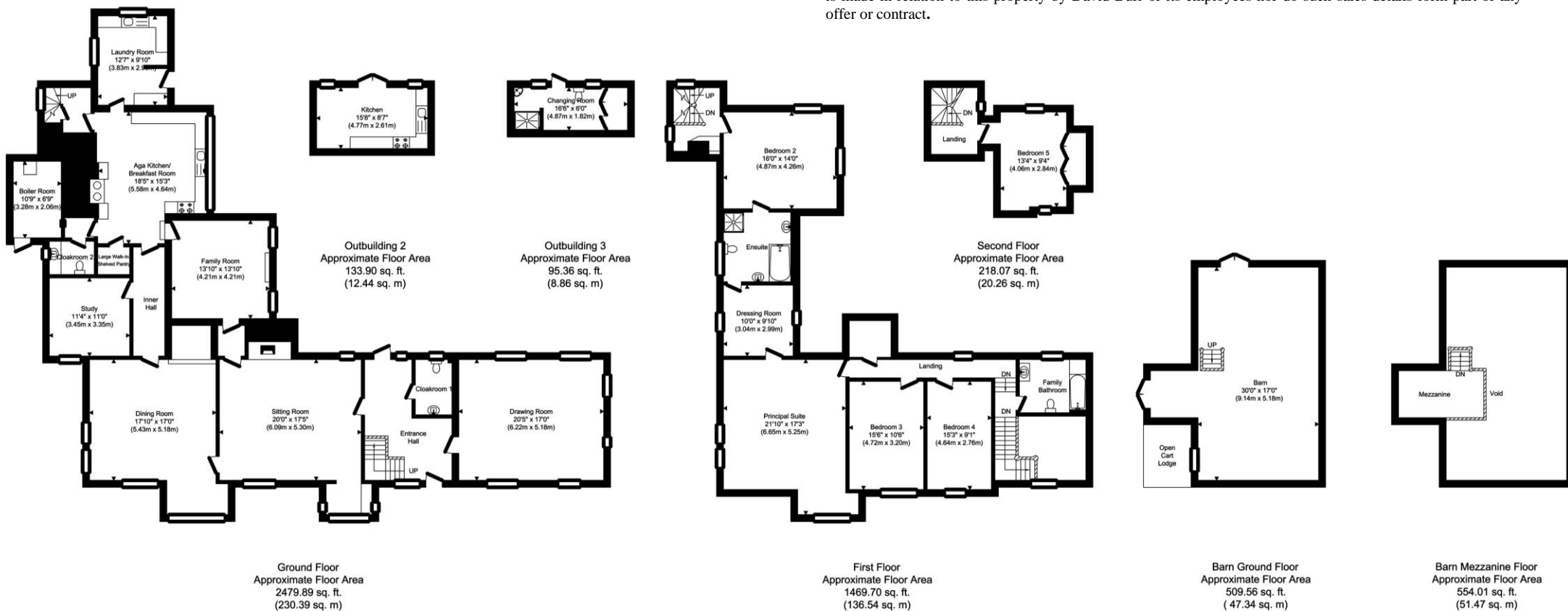
PHONE COVERAGE: EE and O2 (source Ofcom).

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LOCAL AUTHORITY: Babergh District Council: 0300 1234000.

VIEWING: Strictly by prior appointment only through DAVID BURR Leavenheath: 01206 263007.

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TOTAL APPROX. FLOOR AREA 4916.30 SQ.FT. (465.74 SQ.M.)
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