



**Buckledee Cottage,  
Newton, Suffolk**

**DAVID  
BURR**

# Buckledee Cottage, Assington Road, Newton, Sudbury, Suffolk, CO10 0QU

Newton Green 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 Green 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 Station (approximately 50 minutes).

A spacious three bedroom (one en-suite) semi-detached period cottage enjoying an attractive setting with views to front over open farmland, situated within the highly-regarded South Suffolk village of Newton. Set behind a rendered finish with slate roofline, Buckledee Cottage offers an internal accommodation schedule arranged via two ground floor reception rooms and an open plan kitchen/dining area. The property blends individual period features with contemporary additions including exposed timbers and studwork, original fireplace, oak topped kitchen and doors complete with Suffolk latches. Further benefits to the property benefits from enclosed gardens, garaging, and off-street parking.

## **A spacious three bedroom (one en-suite) semi-detached period cottage having been extended and presented to a high standard throughout and further benefitting from garaging, off-street parking and enclosed garden private.**

A six-panel glazed timber door opening to:

**ENTRANCE HALL:** With staircase off, exposed timbers, stud work and door with Suffolk latch to useful under stair storage cupboard. Door to:

**KITCHEN/DINING ROOM: 24' 8" x 12' 8"** (7.51m x 3.85m) Enjoying a distinctive, open plan aspect linking directly between the sitting room and snug. The kitchen is fitted with a matching range of shaker style base and wall units with wooden preparation surfaces above and deep fill pan drawers. Ceramic Belfast sink with mixer tap over and window to rear overlooking gardens. Integrated appliances include an electric range oven with extraction above, fridge, freezer, dishwasher, and microwave oven. Forming the principal reception area of the property with double doors to rear opening to the rear terrace and gardens beyond with glazed panels surround. Range of exposed timber and studwork and opening to:

**SITTING ROOM: 12' 8" x 14' 0"** (3.85m x 4.27m) With tiled flooring throughout, skylights above ensuring plenty of natural light. Thomas

Sanderson fitted blinds to windows and French doors to side opening to the rear terrace and gardens.

**SNUG: 11' 10" x 11' 9"** (3.63m x 3.58m) Forming the older part of the cottage with exposed timbers and studwork throughout, window to front, central brick fireplace with wood burning stove and tiled flooring throughout.

**UTILITY ROOM: 7' 9" x 6' 5"** (2.37m x 1.96m) Fitted with a matching range of base units with oak preparation surfaces over, window to side. Oil-fired boiler and space and plumbing for washing machine/dryer.

**CLOAKROOM:** Fitted with a ceramic WC, wash hand basin and obscured glazed window to front.

### **First floor**

**LANDING:** With door to linen cupboard with useful shelving, doors to:

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**MASTER BEDROOM: 12' 5" x 11' 11"** (3.79m x 3.65m) With eight-foot ceiling heights, Velux window to side and double doors opening to Juliet balcony. Fitted wardrobe with sliding doors and LVT flooring throughout. Door with Suffolk latch to:

**EN-SUITE SHOWER ROOM: 6' 5" x 5' 9"** (1.97m x 1.77m) Fitted with WC, pedestal wash hand basin with mixer tap above and vanity storage unit below. Fully tiled separately screened single shower with both mounted and handheld shower attachments and wall-mounted heated towel radiator. LED spotlights throughout.

**BEDROOM 2: 11' 9" x 11' 5"** (3.60m x 3.48m) With window to rear and hatch to loft. Designer radiator and LVT flooring throughout.

**BEDROOM 3: 11' 5" x 10' 5"** (3.49m x 3.18m) With window to front, designer radiator and useful storage cupboard. With mid-level exposed timber work

**FAMILY BATHROOM: 12' 0" x 6' 1"** (3.68m x 1.87m) Principally tiled and fitted with WC, pedestal wash hand basin and panel bath. One and a half width fully tiled separately screened single shower with both mounted and handheld shower attachments and wall-mounted chrome heated towel radiator. Tiled effect flooring throughout and obscured glazed window to front.

## Outside

The property is approached via a gravel driveway serving both Buckledee. Parking is provided for several vehicles with convenient access to the:

**GARAGE: 18' 2" x 11' 1"** (5.55m x 3.40m) Set on a brick base with timber frame construction beneath a pitched slope roofline and double doors to front. Light and power connected.

The garden is a particular feature of the property with a offering considerable privacy and laid predominantly to lawn with a sandstone patio from the living room and enclosed by close boarded fencing.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating.

**NOTE:** None of these services have been tested by the agent.

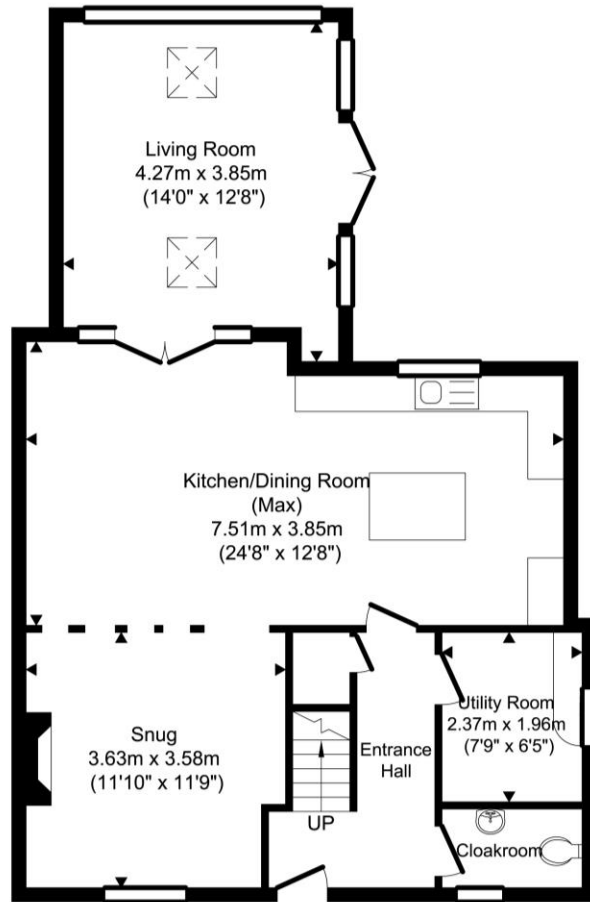
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). C.

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

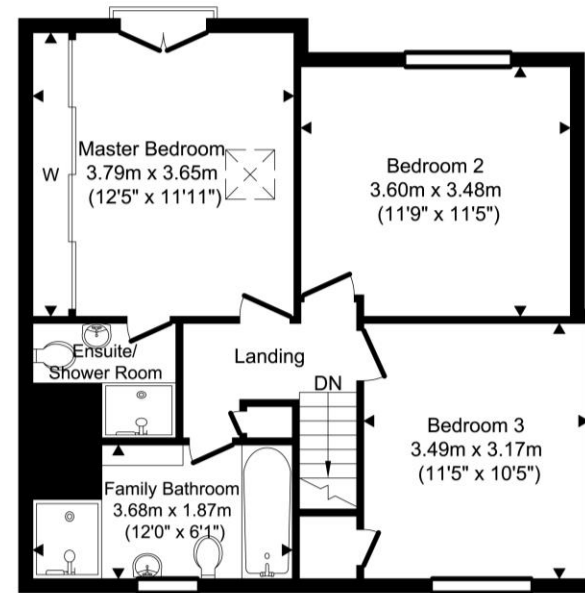
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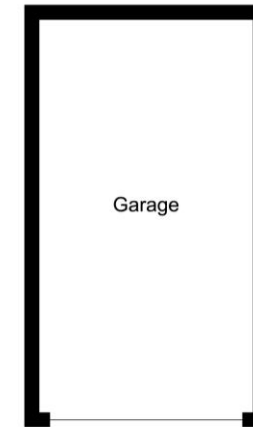
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Ground Floor  
Approximate Floor Area  
797.06 sq. ft.  
(74.05 sq. m)



First Floor  
Approximate Floor Area  
608.16 sq. ft.  
(56.50 sq. m)



Garage  
Approximate Floor Area  
177.60 sq. ft.  
(16.50 sq. m)

TOTAL APPROX. FLOOR AREA 147.05 SQ.M. (1582.83 SQ.FT.)

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