



DAVID
BURR

**The Coach House, Queens Beeches
Middleton, Suffolk**



Middleton is a charming semi-rural village bordered by the stour valley with its countryside walks providing stunning far-reaching views. the market town of Sudbury, famous for its water meadows, is about 2 miles away and provides an extensive range of amenities including a branch line rail link to London's Liverpool street station.

A beautiful detached Georgian coach house situated within the grounds of an impressive and substantial former rectory. Containing a wealth of period features including high ceilings, cornicing, ceiling roses and sash windows, the accommodation is extensive and includes two generous reception rooms, a large AGA kitchen/dining room, two double bedrooms (master with en-suite and roof terrace), family bathroom and ground floor cloakroom. The property benefits from the enjoyment of approximately 4.25 acres of open gardens and extensive off-road parking.

A detached Georgian coach house with two double bedrooms and access to 4.25 acres of gardens.

Solid wood front door leading to:-

ENTRANCE HALL: 12'2" x 11'6" (3.72m x 3.5m) A grand and welcoming entrance with 9'7" high ceilings with ornate cornicing, ceiling rose, deep skirting and tiled flooring. Staircase rising to first floor with useful understairs storage cupboard off, glorious circular window with stunning views over the property's gardens and opening leading to:-

SITTING ROOM: 15'3" x 13'6" (4.66m x 4.12m) With engineered hard wood flooring, partially panelled walls, ornate cornicing, ceiling rose and beautiful circular window with views over the property's gardens. Plenty of space for seating and wood and glass panel door leading to:-

KITCHEN/DINING ROOM: 22'9" x 18'5" (6.93m x 5.62m) With particularly impressive proportions and an extensive range of base and wall level units with wooden worksurfaces incorporating a double stainless-steel sink with mixer tap above and drainer to side, additional prep sink, AGA free-standing range cooker and a washing machine and tumble dryer. Free-standing 'Fisher and Paykal' refrigerator/freezer and extensive storage throughout. Plenty of space for a large table and chairs, high ceilings, two large sash windows and skylight allowing for plenty of natural light and floor-to-ceiling double doors opening onto a decked terrace.

DRAWING ROOM: 18'6" x 15'4" (5.63m x 4.68m) With a total of five double-glazed sash windows with lovely views over the property's grounds, high ceilings with ornate cornicing, two beautiful original ceiling roses and a centrally positioned gas burning stove situated on a tiled hearth.

CLOAKROOM: With wooden flooring and partially tiled walls, W.C. and wall mounted wash hand basin.

First Floor

GALLERIED LANDING: With doors leading to:-

MASTER BEDROOM: 19'5" x 15'8" (5.93m x 4.78m) An exceptionally generous double bedroom with skylight and full-width range of floor-to-ceiling fitted wardrobes with sliding doors. Double doors opening onto:-

ROOF TERRACE: Providing an attractive area of seating with lovely views over the property's garden and swimming pool.

THE COACH HOUSE, QUEENS BEECHES, RECTORY ROAD, MIDDLETON, SUFFOLK, CO10 7LN

ENSUITE: 8'2" x 6'3" (2.50m x 1.91m) Containing a large corner shower with tiled surround and glass screen door, W.C., bidet and wash hand basin. Heated towel rail and skylight allowing for plenty of natural light.

BEDROOM 2: 16'10" x 10'6" (5.14m x 3.20m) A further generous double bedroom with dual aspect and ample space for storage.

BATHROOM: 8'2" x 7'4" (2.50m x 2.23m) With fully tiled walls, bath with mixer tap and shower above, W.C., bidet, wash hand basin and heated towel rail.

Outside

The property is approached via a long private driveway through electrically operated wrought iron gates and a sweeping driveway leading to an extensive area of **OFF-ROAD PARKING** for numerous vehicles.

Tenants of The Coach House will have the enjoyment of the approximately 4.25 acres of open grounds associated with the host dwelling, Queens Beeches. The gardens are primarily comprised of sweeping expanses of lawn which contain an enormous variety of specimen trees.

AGENTS NOTES

Applicants with children need not apply.

The landlord is seeking a 6-month let only in the first instance.

Council tax, water rates and private drainage are all included within the rent. Electricity is charged at a fixed rate of £120 per month.

The property is offered fully-furnished.

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

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

PRICE: £1,600 per calendar month

DEPOSIT: £1,846.15

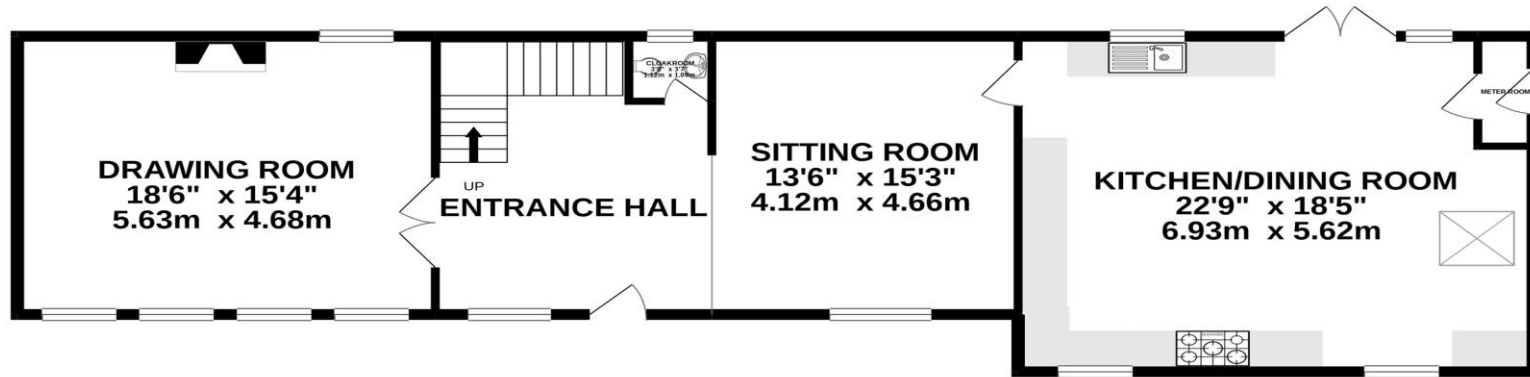
TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

VIEWING: Strictly by prior appointment only through DAVID BURR.

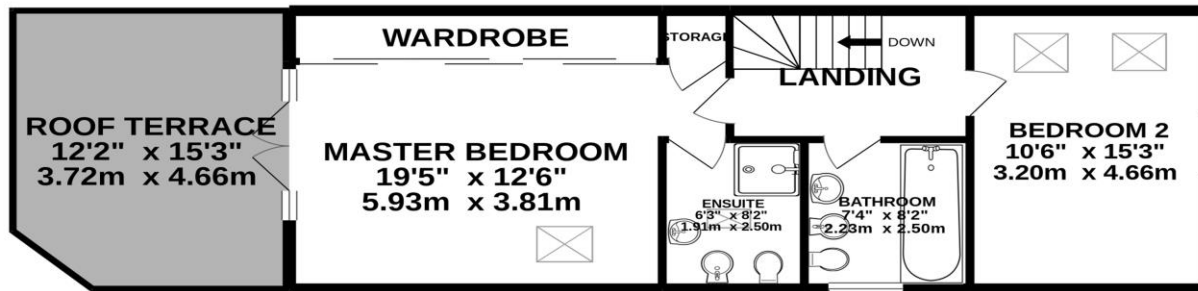
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GROUND FLOOR 1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR 620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 sq.m.) approx.

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