



**3 Beech Cottages**  
**Stoke by Nayland, Suffolk**

**DAVID  
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# 3 Beech Cottages, Church Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QH

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a post office with village stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A two-bedroom Grade II listed period cottage enjoying a central village location within the highly-regarded parish of Stoke by Nayland. Situated on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the property is offered to the market in excellent condition throughout and is ideally suited as either a principal residence, additional home/investment property or providing excellent potential as a holiday let (subject to the necessary planning consents). Retaining a wealth of charm, character and notable individual features throughout including stripped oak flooring, a redbrick fireplace with inset wood burning stove, an array of exposed timberwork, pamment brick flooring and doors complete with Suffolk latches. Positioned on the highly-regarded Church Street, within walking distance of village amenities. Further benefits to the property include allocated off-street parking and low-maintenance, well presented rear gardens.

## **A two-bedroom, Grade II listed period cottage enjoying a central village location within the Dedham Vale Area of Outstanding Natural Beauty presented to an excellent standard throughout and benefitting from allocated off-street parking and private, low-maintenance rear gardens.**

Panelled timber door opening to:

**DINING ROOM:** With timber-framed double-hung sash window to front elevation affording views across the surrounding period buildings including Stoke by Nayland village hall. Notable features include an array of exposed ceiling timbers, pamment brick flooring and wall lights. Glass panelled screen and opening to:

**SITTING ROOM:** The principal reception room with casement window to rear affording views across the terrace and gardens. Retained features include exposed oak flooring and a wood burning stove set within a fireplace with brick hearth and oak mantle over. Timber-framed corner recess and door with Suffolk latch and steps down to:

**KITCHEN:** Fitted with an extensive range of base units with preparation surfaces over and tongue and groove panelling above. Villeroy & Boch

ceramic butler sink unit with mixer tap above and appliances including a three-door Belling oven with four-ring hob above, space for a slimline dishwasher and brick fireplace recess to corner with space for inset electric stove. Stained-glass viewing screen and door with Suffolk latch and step up to:

**REAR HALL:** With stone tiled flooring throughout, stable door to:

**UTILITY ROOM:** With space and plumbing for washing machine/dryer and fridge/freezer. Stone tiled flooring throughout and door to outside. Further door with Suffolk latch to:

**FAMILY BATHROOM:** Partly tiled and fitted with ceramic WC, pedestal wash handbasin and rolltop bath with claw feet and shower attachment. Wall-mounted heated towel radiator, obscured glass window to side and door to:

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**STOREROOM:** Housing boiler.

## First floor

**BEDROOM 2:** With an open oak partition, casement window to side and exposed timber struts. Steps rising to:

**LANDING:** Providing a connection between the bedrooms and shower room with doors to recessed fitted wardrobe with hanging rail and doors to storeroom. Door with Suffolk latch to:

**BEDROOM 1:** Set to the front of the property with casement window, substantial exposed wall timbers and Jim Lawrence lighting.

**SHOWER ROOM:** Fitted with ceramic WC, pedestal wash handbasin and separately screened shower with shower attachment.

## Outside

The property is situated on Church Street, Stoke by Nayland and benefits from allocated off-street parking via a shingled area immediately to the front of the property.

The gardens are arranged via a raised deck terrace chipped bed beyond and timber steps rising to a single expanse of lawn with low-level fence line border. The partly walled gardens benefit from border planting in addition to a brick-built store, ideally placed for alfresco dining and entertaining.

**AGENTS NOTES:** The property benefits from right of access over land within the curtilage of neighbouring properties via a rear walkway from the garden providing side access.

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

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

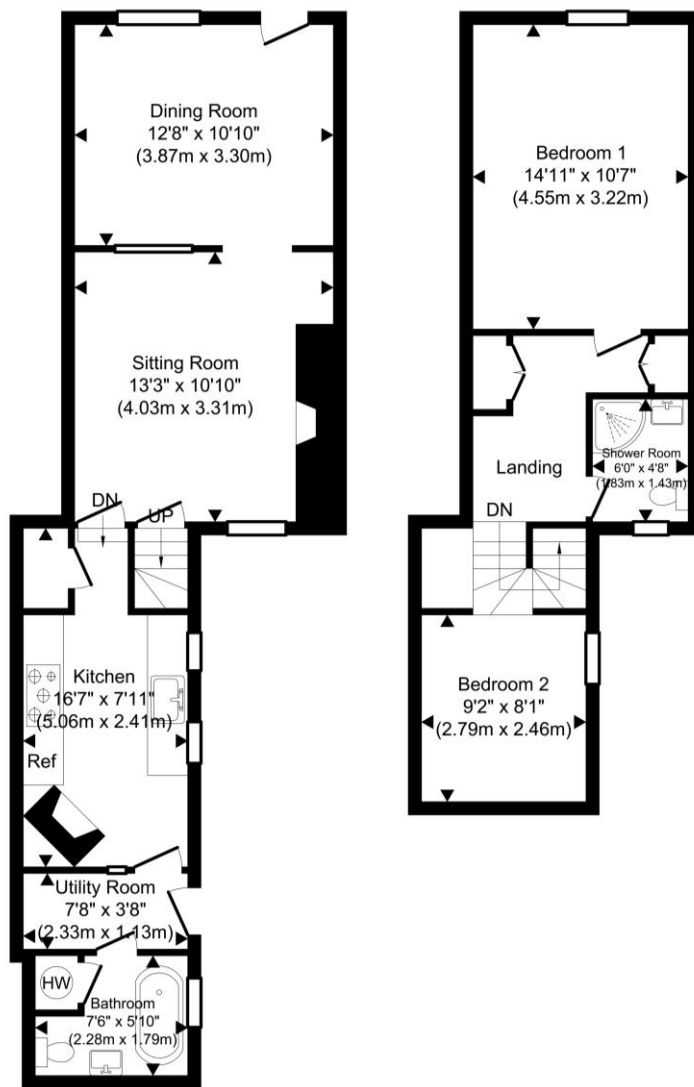
**WHAT3WORDS:** maximum.disgraced.mattress

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**TENURE:** A holding deposit of one week's 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, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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Ground Floor  
Approximate Floor Area  
524.20 sq. ft.  
(48.70 sq. m)

First Floor  
Approximate Floor Area  
367.47 sq. ft.  
(34.14 sq. m)

TOTAL APPROX. FLOOR AREA 891.68 SQ.FT. (82.84 SQ.M.)  
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