



DAVID
BURR

THE BIRCHES
NEWTON, SUFFOLK

Colchester North Station 11 miles, train journey time to London Liverpool Street from 50 minutes. A12 11 miles, Sudbury Town Centre 3 miles. Stansted Airport approximately 58-minute drive.

- Four double bedrooms including two en-suite suites
- Complimentary golf for residents on the village's original nine-hole course
- Expansive open-plan vaulted reception area with glass rear aspect
- Substantial double garage with gated private driveway
- Over 2,100 sq ft of single-level accommodation
- Beautifully landscaped gardens with mature border planting
- High-quality quartz-topped kitchen with integrated appliances
- Peaceful setting within the sought-after village of Newton
- Oak flooring throughout the principal living spaces
- Short walk to the Saracens Head public house and village amenities
- Double doors opening onto a private side terrace
- Excellent access to Sudbury, Colchester, and wider Suffolk countryside

The Birches

Newton, Suffolk

The Birches is a beautifully finished four-bedroom detached bungalow of over 2,100 sq ft, featuring a vaulted open-plan living space, high-specification kitchen, and landscaped gardens with private gated parking and a double garage. Perfectly positioned in the sought-after Suffolk village of Newton, it offers tranquil countryside living with easy access to Sudbury, complimentary village golf, and nearby amenities including the Saracens Head pub.



SITUATION

Located in the picturesque village of Newton, The Birches enjoys a setting that perfectly balances rural tranquillity with convenience. The village itself is home to the popular Saracens Head public house and the renowned Newton Green Golf Club – with residents benefitting from complimentary membership of the original nine-hole course. The surrounding countryside offers a wealth of walking and cycling routes, while the nearby market town of Sudbury provides a range of independent shops, restaurants, and rail links to London via Marks Tey.

For those seeking a well-connected yet peaceful lifestyle, The Birches delivers the very best of Suffolk living. The nearby villages of Boxford and Lavenham offer further amenities, historic charm, and community spirit, while access to the A134 and A12 ensures easy travel to Colchester, Bury St Edmunds, and beyond. Whether as a permanent residence or an elegant countryside retreat, this property combines modern craftsmanship with a desirable village setting that captures the essence of refined rural living.

DESCRIPTION

The Birches is an exceptionally well-situated four-bedroom detached bungalow, thoughtfully completed to an outstanding standard and positioned within the highly regarded Suffolk village of Newton. Offering a refined balance of style, comfort, and practicality, this superb home provides accommodation in excess of 2,400 sq ft, all arranged over a single level. Set well back from Sudbury Road behind attractive planting and private gates, it presents an appealing blend of privacy and accessibility.

At the heart of the home lies a striking vaulted reception space with an impressive glass-filled rear aspect, flooding the property with natural light and seamlessly connecting the interior with the landscaped gardens beyond. The generous entrance hall introduces a beautifully appointed, quartz-topped kitchen complete with integrated appliances and an adjoining utility room. Double doors open to the side terrace, perfect for al fresco dining, while oak flooring flows throughout to unify the interior with a

sense of understated sophistication. Four spacious bedrooms include a luxurious principal suite and a well-appointed guest suite, both with en-suite facilities, complemented by a stylish family bathroom. Externally, a substantial double garage, private gated driveway, and landscaped gardens complete this exceptional home.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

POSTCODE: CO10 0QH

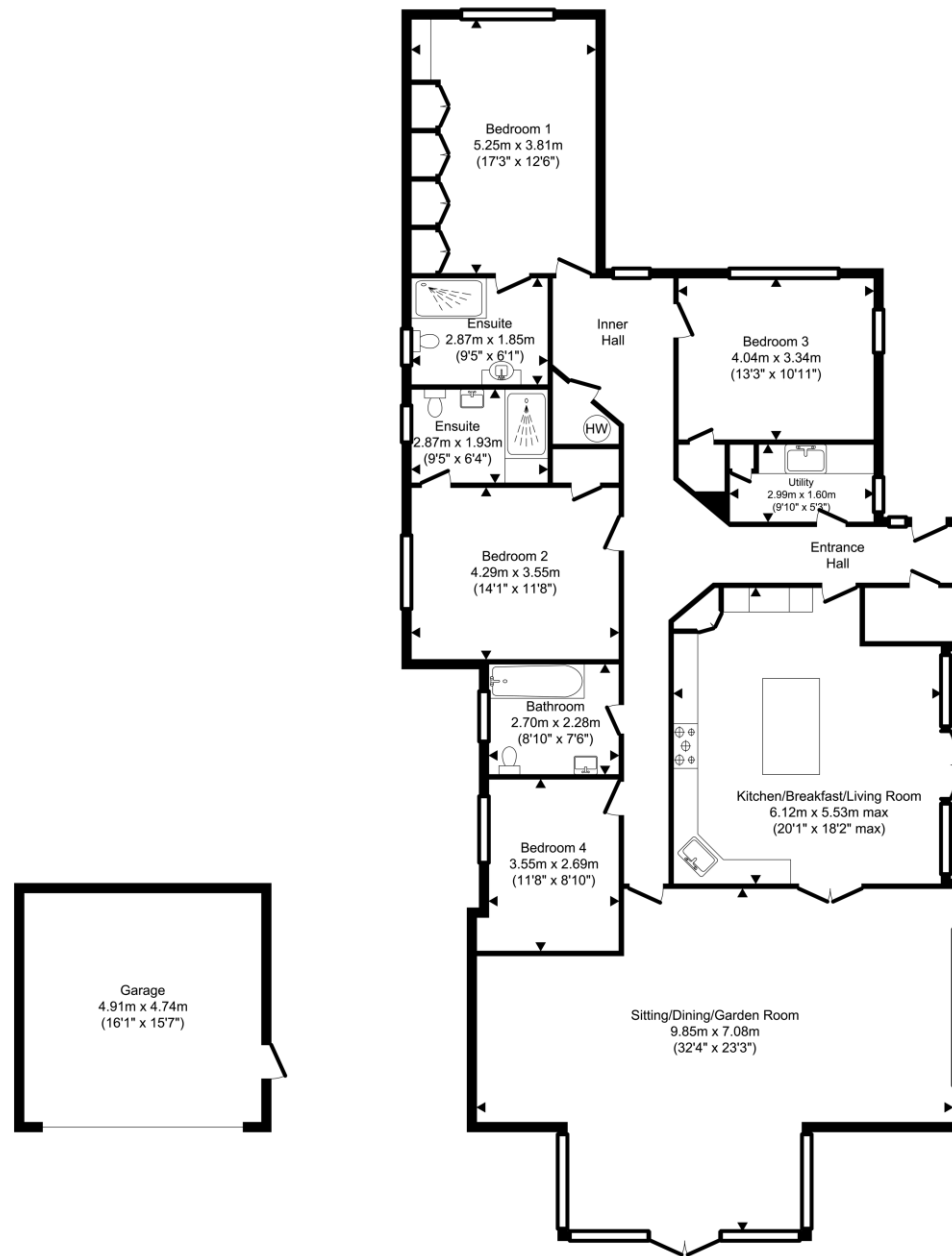
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

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

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

VIEWING: Strictly by prior appointment only through DAVID BURR.





Garage
 Approximate Floor Area
 250.47 sq. ft.
 (23.27 sq. m)

Ground Floor
 Approximate Floor Area
 2182.81 sq. ft.
 (202.79 sq. m)

TOTAL APPROX. FLOOR AREA 226.06 SQ.M. (2433.29 SQ.FT.)

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