



Middleton Road, Ballingdon

Sheridans



Middleton Road, Ballingdon CO10 2DB

Guide Price £575,000

Set in landscaped grounds approaching 1/4 acre, this beautiful period cottage offers a wealth of character, versatile accommodation and a viewing is highly recommended.

A splendid Grade II home, Listed as being of architectural and historic importance, originates from a medieval house and offers a wealth of character. The property, previously two cottages now converted into one magnificent home, displays a wealth of period features and has been further enhanced by a restoration programme by the current owners. The house offers versatile accommodation with the high level of finish and attention to detail being evident throughout.

Ground Floor

A solid oak door gives access to the entrance hall with leaded window and tiled floor, cloaks cupboard and door to utility cloakroom, leaded glass window, WC, hand basin and plumbing for washing machine with space for tumble dryer. Door to sitting room, a cosy space for relaxing with tiled floor, exposed oak beams, log burning stove and double doors opening onto the terrace with wonderful views of the garden beyond. Door off to the snug/office, with leaded window, extensive range of shelving exposed brickwork and beams and tiled floor. Door off to the drawing room a magnificent room with inglenook fireplace, brick flooring and oak beams, a large opening gives access to the beautiful live in kitchen breakfast room. A most inviting space to entertain, the kitchen has a range of bespoke wall and base units by Hill Farm Joinery and has been thoughtfully designed with integrated bin storage, pan drawers, dishwasher and full height pantry. There is space for electric oven, range cooker, wine fridge and american style fridge freezer. The room has bi-fold doors providing access to the walled terrace. A stable door gives access to the laundry/ boot room a useful additional space off the kitchen with sink, fitted storage and space for additional fridge freezer, stable door off to the garden.

First Floor

Stairs from the drawing room give way to the first floor landing with door off to Bedroom one to the front of the property, with exposed beams and oak floorboards. Shower room with fully tiled shower cubicle, heated towel rail WC and sink with marble topped vanity unit. Bedroom 2/ dressing room with exposed beams and large open fireplace and views over the back garden. Stairs from the ground floor snug give access to the landing for bedroom 3 with separate dressing room with built in storage and family bathroom with spa bath wc and hand basin. Stairs rising from bedroom three give access to bedroom 5 with exposed beams, views over the garden. Bedroom four is accessed via a staircase from the main landing again benefiting from exposed beams and front and rear views.

Directions

Proceed south out of Sudbury on Ballingdon Street and down Ballingdon Hill. At the traffic lights turn left into Middleton Road where the property will be found on your right hand side.

Outside

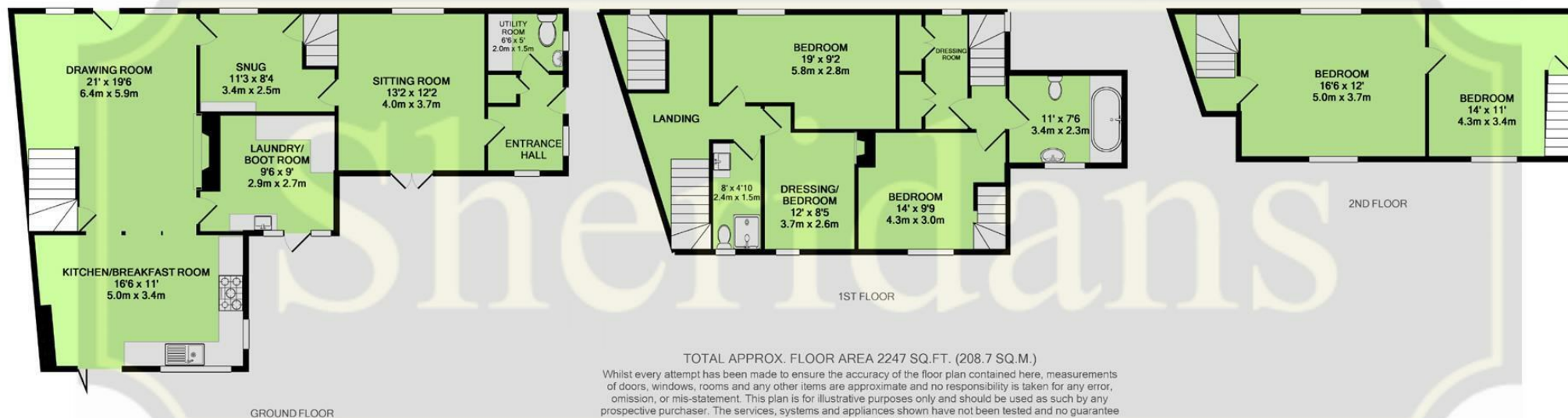
The outside area is a real attribute of the property. The grounds are approaching ¼ acre and the sunny southerly grounds are well presented and are as interesting as the property itself. Driveway, providing off road parking for several vehicles and potential for cartlodge/ garage subject to planning. Gated access leads to the rear garden. The first section of the garden is a walled courtyard garden behind the the house providing an excellent area for outside entertaining. The rear of the garden offers pathways leading to mature trees, boxed hedging and an abundance of landscaped planting. As is common with properties of this era there is a right of way for a neighbouring property over part of the garden.

- Splendid Grade II Listed home
- Versatile accommodation
- Medieval origins and wealth of character
- Exposed beams and Inglenook fireplace
- Four reception rooms
- Five bedrooms
- Magnificent landscaped gardens approaching 1/4 acre.
- Off road parking

Situation

The property is situated towards the bottom of Ballingdon Hill leading out of Sudbury, on the first part of Middleton Road. Sudbury is a thriving Market Town which offers an excellent range of shops, schools and recreational facilities. The train station offers excellent links to London and also to neighbouring villages and towns. The town's famous Water Meadows are situated nearby and offer lovely walks along by the River Stour.





TOTAL APPROX. FLOOR AREA 2247 SQ.FT. (208.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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