



MEADOWSWEET
Great Henny, Sudbury, Suffolk

Carter Jonas

MEADOWSWEET, HENNY STREET, GREAT HENNY, SUDBURY, SUFFOLK CO10 7LT

- 3.5 miles to Sudbury
- 20 miles to Bury St Edmunds
- 11 miles to Colchester
- 15 miles to Braintree

Detached 2/3 bedroom character home dating back to 1600's • Kitchen • Dining Room • Sitting Room • Utility Room • Second sitting room/3rd bedroom • Downstairs Shower Room • 2 upstairs double bedrooms • Family bathroom • Annexe room with shower room and small kitchenette • Large Garden • Parking for three cars • EPC rating Exempt

DESCRIPTION

Meadowsweet is a delightful, Grade II listed, period property with a good-sized garden, in a lovely rural setting. There are impressive period features throughout, including fine inglenook fireplaces, exposed timbers with brick and wood flooring. The ground floor accommodation is comprised of an entrance, opening to a utility/boot room, which leads on to the kitchen/breakfast room, which offers ample storage and worktop space. The sitting room features beams and a large inglenook fireplace housing a wood-burning stove, with brick flooring and underfloor heating. Further rooms downstairs consist of a study/dining room/bedroom 3, and a downstairs shower room. A staircase leads to a principal double bedroom suite with ensuite bathroom, as well as a further double bedroom with built in storage.

A CHARMING GRADE II THATCHED COTTAGE OFFERING ORIGINAL PERIOD FEATURES, 2/3 BEDROOMS WITH GROUNDS OF AROUND 0.50 OF AN ACRE, IN A PEACEFUL HAMLET SETTING.



OUTSIDE

Meadowsweet stands sweetly in its plot of around 0.5 of an acre, which at the front offers parking for 2/3 cars, with a charming annexe which is ideal for home working or a boutique holiday let, fitted out with a living area, kitchenette, shower room and mezzanine. To the rear and side offers formal grounds, with laid lawn, borders well-stocked with shrubs and perennials, mature fruit trees and a polytunnel. The property also benefits from a workshop and older summer house, currently used for storage. The garden is a gardeners dream.

LOCATION

Great Henny is known for its exceptional beauty with gently undulating countryside either side of the River Stour with a well renowned pub known as the Henny Swan. Sudbury which offers a wide range of everyday amenities including shops, schools, sporting facilities, supermarkets plus a branchline station which connects onto the mainline at Marks Tey for London Liverpool Street. Neighbouring Bures also offers a branchline station and good facilities, whilst there are mainline stations at both Marks Tey and Colchester (fastest trains from 48 mins). Highly regarded schools in the area include the top grammar schools in Colchester. There are wonderful country walks from the property plus rowing on the River Stour.

ADDITIONAL INFORMATION

Tenure: Freehold

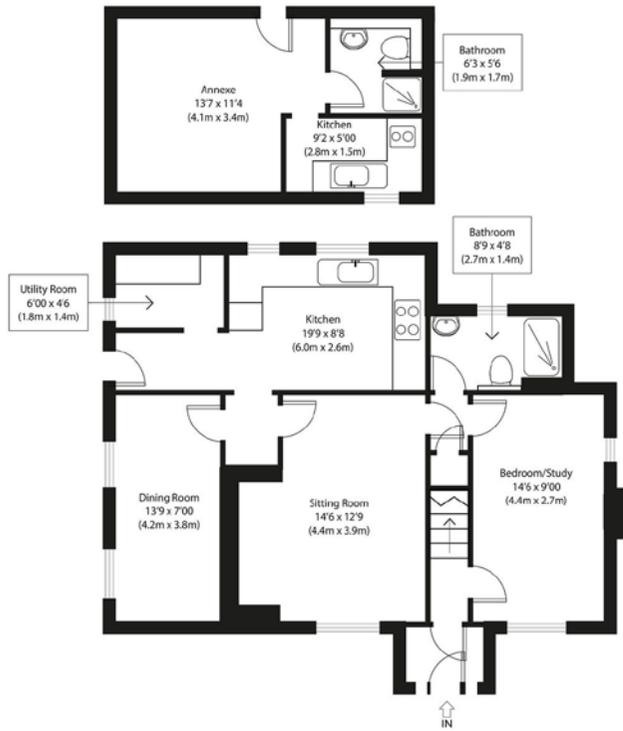
Services: Mains water and electricity. Oil fired central heating and LPG bottled gas for the annexe. Private drainage system.

Local Authority: Braintree - BAND E

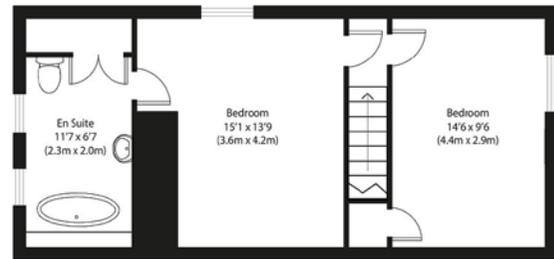
Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///limits.directive.whistling





Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1295 sq ft (120 sq m)
Annexe 225 sq ft (21 sq m)
Total 1520 sq ft (141 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjrealestate.co.uk

Carter Jonas



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.