



The Goldings

Pentlow, Sudbury, Suffolk

A picture perfect cottage with annexe and beautiful gardens, positioned amidst open countryside.

Combining chocolate box charm with 21st century modern living, is this impressive part-thatched 4 bedrooms family home surrounded by countryside, on the outskirts of a popular village.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



ANNEXE GARAGING GATED



0.85 ACRES



FREEHOLD



RURAL/VILLAGE



2,812 SQ FT



GUIDE PRICE £950,000



The property

Dating from the 17th century or earlier, The Goldings is a charming 4-bedroom part-thatched cottage offering more than 2,400 sq ft of light-filled flexible accommodation arranged over two floors and combining modern amenities with a wealth of period features including beautifully exposed beams and original fireplaces.

Configured to provide an ideal space for family living and entertaining, the ground floor accommodation flows from a welcoming reception hall comprising four well-presented reception rooms, including a family room with a brick inglenook fireplace, a sitting room with a front-aspect bay window, a double aspect dining room with a feature exposed brick fireplace. A door from the dining room opens to a vaulted, triple-aspect garden room with quarry-tiled flooring, large picture windows, and French doors to the terrace. Completing the ground floor is the well-proportioned kitchen/breakfast room with a range of bespoke units including a large central island, complementary worktops and splashbacks, modern

integrated appliances, French doors to the terrace and a neighbouring fitted utility room with en suite shower room.

To the first floor, the impressive part-vaulted principal bedroom benefits from an en suite. There are three further bedrooms, two of which are with fitted storage, and a family bathroom to finish the first floor.



Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled driveway providing private parking and giving access to a detached weatherboarded outbuilding providing an extensive garaging with wine cellar, potting shed and wood store. Above this, is the studio annexe with eaves storage and en suite bathroom; ideal as an annexe, holiday let or home office subject to the necessary consents. The gardens surround the property on all sides and are mainly laid to lawn, bordered by well-stocked flowers and shrubs, and of particular note is the paved courtyard area with raised beds and a spacious wraparound paved terrace, ideal for entertaining and al fresco dining. The whole is screened by mature hedging and trees and enjoys views over surrounding farmland on all sides.

Location

Located near to the Suffolk/Essex border to the south of the Stour Valley, the small rural farming village of Pentlow has a thriving community spirit and is dominated by a tower folly. A range of local amenities including shops, schools and restaurants can be found in the nearby villages of Clare and Long Melford. Comprehensive shopping, service and leisure amenities can be found in the market town of Sudbury, and in the larger town of Halstead as well as in Braintree, Colchester and Ipswich. Communications links are excellent: local A roads link to the A120, A12, A14 and motorway network via the A12, Sudbury station offers regular services to central London (Liverpool Street 1 hour 18 minutes), and London Stansted Airport provides a wide range of domestic and international flights.



Distances

- Pentlow 1.3 miles
- Clare 3.3 miles
- Lond Melford 4.7 miles
- Braintree 16.1 miles
- Colchester 20.8 miles

Nearby Stations

- Sudbury - branch line
- Marks Tey - main line

Key Locations

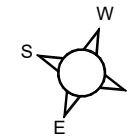
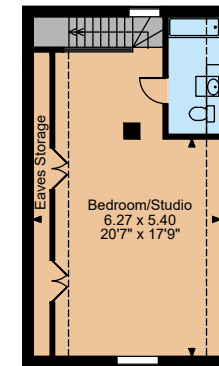
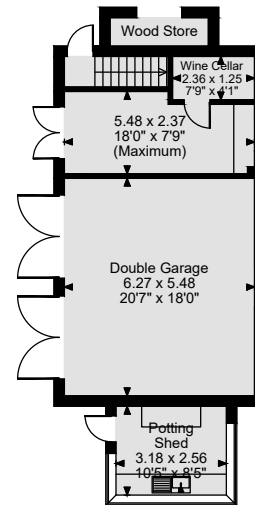
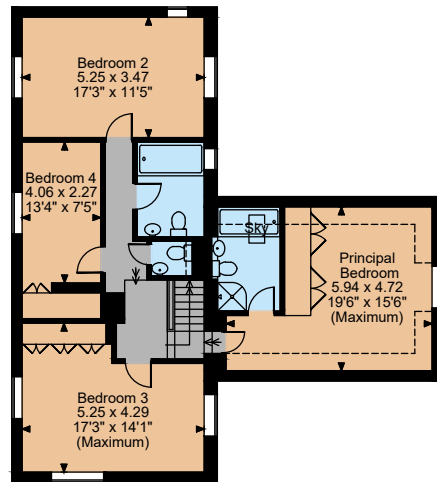
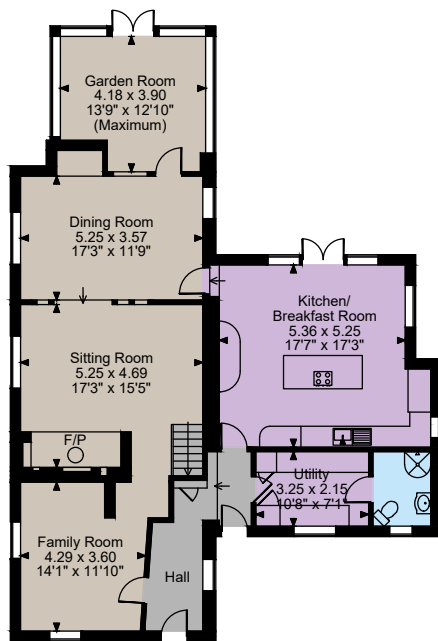
- Hedingham Castle
- Colchester Castle
- Long Melford
- The Quay Theatre

Nearby Schools

- Stoke College
- Barnardiston Hall Prep
- St. Margaret's Prep
- Littlegarth







Floorplans

Main House internal area 2,410 sq ft (224 sq m)
 Garage internal area 370 sq ft (34 sq m)
 Outbuilding internal area 199 sq ft (19 sq m)
 Potting Shed internal area 88 sq ft (8 sq m)
 Floor Above Garage internal area 402 sq ft (37 sq m)
 Total internal area 3,469 sq ft (322 sq m)
 For identification purposes only.

Directions

CO10 7JS

what3words: ///when.midfield.saves - brings you to the driveway

General

Local Authority: Braintree District Council

Services: Water and electricity mains services are connected. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: EPC D

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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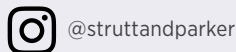
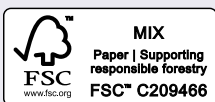
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