



CHESTNUT HOUSE
Tye Green, Alpheton, Suffolk

Carter Jonas

CHESTNUT HOUSE, TYE GREEN, ALPHETON, SUDBURY, SUFFOLK CO10 9BW

- 4 miles to Long Melford
- 6 miles to Sudbury (with rail link to London's Liverpool Street - 78 minutes)
- 10 miles to Bury St Edmunds

Modern individual detached home • Pleasant light and airy accommodation • Generous garden approaching a 1/5th of an acre • Wonderful far reaching views • Reception hall • Downstairs cloakroom • Attractive sitting room • Dining room and small study • Fitted kitchen with separate utility • Three bedrooms (one with en-suite) • Family bathroom • West facing rear garden • Off road parking • Double garage converted to provide studio & office •

EPC rating D

DESCRIPTION

Built in the 1990's by a builder for his own occupation, Chestnut House is an attractive individual property of traditional brick construction under a pitched and tiled roofline. Well maintained and presented in good order throughout, the house benefits from recent improvements including replacement of the fitted kitchen, sealed unit double glazing and the conversion of the double garage to provide a gym/home office.

Located close to the historic village green, Chestnut House stands centrally in a generous plot extending to 0.167 of an acre. The property is approached over a gravelled driveway providing parking for several vehicles and leading to the former detached double garage which has recently been converted to form a gym/studio and office.

AN EXCELLENT WELL-PRESENTED MODERN DETACHED HOME STANDING WELL BACK FROM THE ROAD AND WITH GLORIOUS FAR-REACHING VIEWS TO THE REAR OVER UNDULATING COUNTRYSIDE WITH WOODLAND BEYOND.



OUTSIDE

The front garden is laid partially to lawn with mature hedging, flowerbeds and a magnificent horse chestnut tree from which the house derives its name..

The rear garden is west facing benefiting from the afternoon and evening sun together with glorious views to undulating countryside and woodland beyond. The garden is stocked with a selection of trees, fruit bushes and flower beds with a terrace providing an alfresco dining area. Within the garden is a timber shed/workshop and separate summer house.

LOCATION

Alpheton is a small hamlet situated some 4 miles from both Long Melford and Lavenham and about 10 miles south of the Cathedral and market town of Bury St Edmunds which offers a comprehensive and appealing range of shopping, commercial, recreational and educational facilities. Sudbury, which also offers amenities is some 6 miles to the south also provides a rail link to London Liverpool Street (78 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

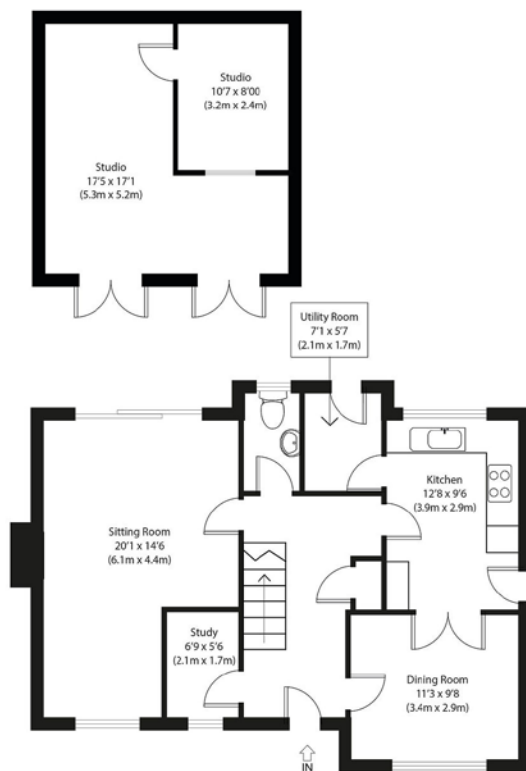
Services: Mains water, drainage and electricity. Oil fired central heating

Local Authority: Babergh District Council - BAND E

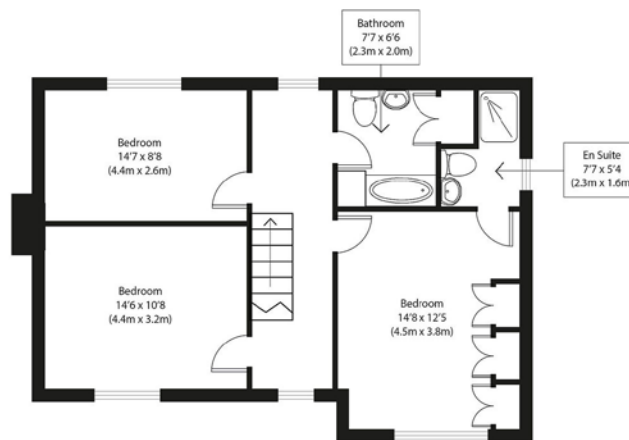
Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///tried.absorbing.begin





Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1365 sq ft (127 sq m)
Outbuilding 300 sq ft (28 sq m)
Total 1665 sq ft (155 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.cjphoto.co.uk

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