



Georgian village house with stunning gardens

MILL HOUSE, 12 MILL STREET, NAYLAND, SUFFOLK CO6 4HU

Freehold - NO CHAIN





7 bedrooms • 3 bathrooms • 3 reception rooms • kitchen/breakfast room • utility/boot room, cellar • heated swimming pool & tennis court • stunning gardens • About 1 acre

Local information

Mill House is situated in the centre of this beautiful historic village. Nayland is considered as one of the very best villages in East Anglia located in the heart of the Stour Valley and the Dedham Vale, made famous by the paintings of the local artist John Constable. The village offers excellent local facilities including a primary school, shops and public houses. It is not far from the historic Roman town of Colchester, the oldest recorded town in Britain with its much wider range of shopping, educational and recreational facilities. A bus service runs from Nayland to Ipswich private schools. For commuters, Colchester train station is 6 miles to the south-east and provides a regular train service to the heart of the city of London, the scheduled journey time being 50 minutes. By road, the towns of Colchester, Sudbury, Ipswich, Bury St Edmunds and Chelmsford are all within comfortable driving distance.

About this property

Mill House is a Grade II Listed village house built around 1790. The handsome accommodation is over three floors with a central hall with an elegant staircase through the house with the reception rooms featuring sash and French windows, high ceilings and open fireplaces. The Aga kitchen is located to the back overlooking the gardens with a range of fitted units. This opens through to a study and

connecting door to the boot/utility room with cloakroom and storage cupboards. The first floor has 4 bedrooms and a bathroom. The second floor has a further 3 bedrooms and a further bathroom. There is also a dry cellar.

A right of way over the neighbouring drive leads to a rear parking area where there is a garden studio room and potting shed. There is a terrace along the elevation of the house and the lawn gardens open out with numerous established trees and herbaceous borders. There is also a range of garden stores and to the far end of the garden a hard tennis court and a heated swimming pool with serpentine walling adorned by wisteria.

SERVICES

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

Directions

From Colchester travel in a northerly direction on A134 signed to Sudbury. Upon entering Nayland turn right immediately after passing the river Stour and proceed into the village. The house is located on the right just beyond the restricted width section of the road.

Tenure

Freehold - NO CHAIN

Viewing

Strictly by appointment with Savills







Mill Street, Nayland, Suffolk, CO6 4HU

Approximate Area = 3983 sq ft / 370 sq m
 Garden Studio = 266 sq ft / 25 sq m
 Outbuilding = 84 sq ft / 8 sq m
 Total = 4333 sq ft / 403 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 717367

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