



A delightful edge of village house with studio

Heath Road, Polstead, Colchester, CO6 5AN

£850,000 Freehold



A substantial family house built in 1972 • Excellent accommodation with light-filled rooms totalling 3,485 sq ft • Separate studio with kitchenette and upper play room/box room • double garage, heated swimming pool • established gardens and meadow with orchard • About 1 acre

Local Information

Millfield House is set in a secluded setting on the edge of the village of Polstead, about 4 miles from Boxford and the market town of Hadleigh, which offers everyday amenities. Colchester is about 11 miles and Ipswich is about 13 miles, both provide a much wider range of educational, recreational and shopping facilities and with the main line stations to London's Liverpool Street Station. The village of Polstead's central green is about 3/4 mile from the property and has a public house, community shop and Post Office: with the further settlement of Polstead Heath about 1/4 mile away. Polstead is in the Stour Valley, which is recognised as an Area of Outstanding Natural Beauty. There is also ready access to Colchester where there are direct Intercity trains to London's Liverpool Street Station, the journey taking just under 50 minutes.

Mileages

Colchester 11 miles Ipswich 13 miles, Manningtree 12 miles, London's Liverpool Street Station from 65, 55 and 50 minutes respectively.

About this property

The house was built in 1972 and is constructed from brick and block with rendered elevations under pitched peg tiled roofs. The ground floor features well organised and light-filled

accommodation. There are attractive views from the house over the delightful countryside to the front and rear of the house. There is a studio building to the side of the property which has a ground floor kitchenette and stair to the first floor studio which looks over the pool and woodland. A further door leads through to a long play room/ box room with Velux lighting. This building offers scope for annexe potential, subject to planning.

OUTSIDE

Millfield House is approached over a short gravel drive with the double garage to one side. The established gardens surround the property on all sides and are interspersed with a variety of trees and with a heated swimming pool to one side of the property (the pool requires a new liner). The delightful gardens neighbour an ancient woodland and also open countryside. Beyond the main garden is a gateway which opens into a small paddock approaching half an acre and planted as an orchard with a further field gate leading back to the lane via a right of way over the farmers track and providing direct access to Polstead's 27 miles of acclaimed public footpaths.

SERVICES

Mains electricity, water and private drainage (by Klargester unit). Oil fired central heating. NSH in studio.





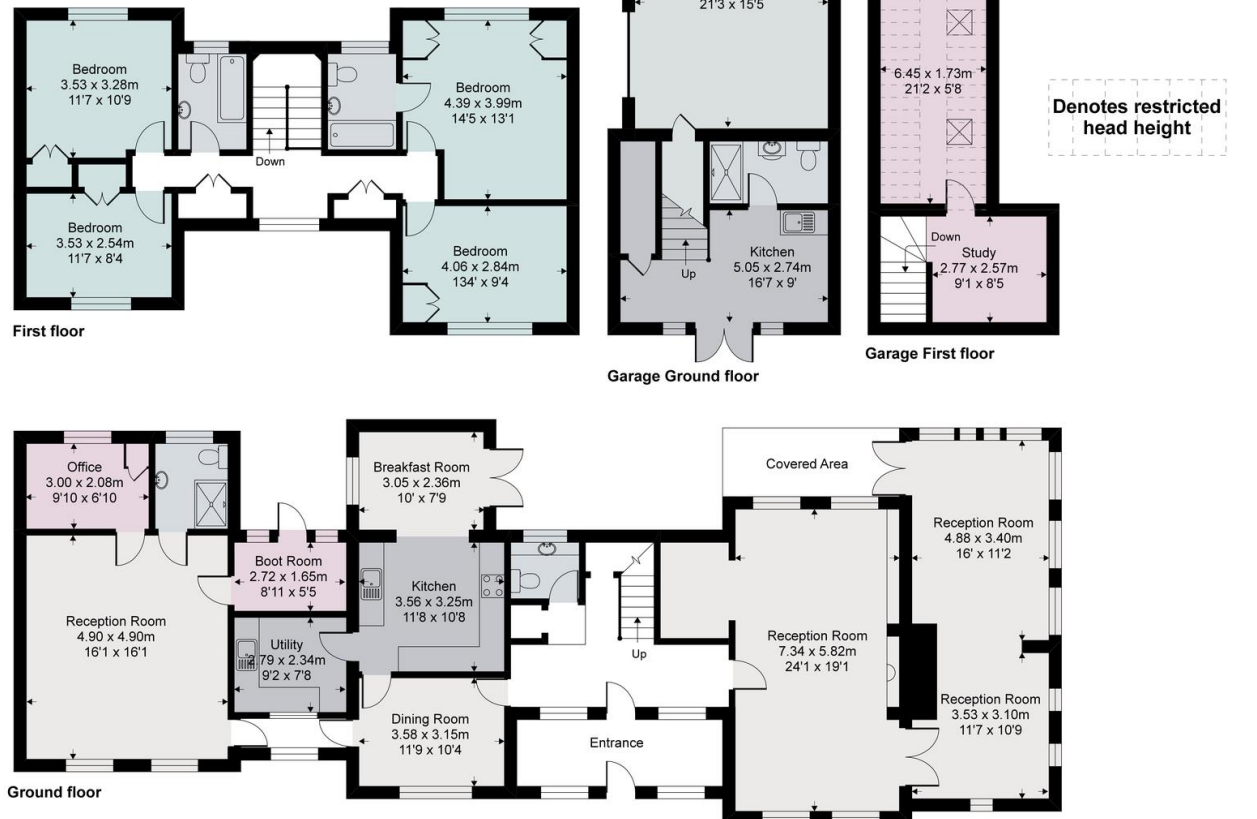
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Approximate Area = 3485 sq ft / 323.8 sq m (includes garage)

Limited Use Area(s) = 138 sq ft / 12.8 sq m

Total = 3623 sq ft / 336.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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