



BARDEN

Milden | Suffolk



Chapman Stickels

BARDEN POUND FARM BARNES BOXFORD ROAD MILDEN, IP7 7AN

Hadleigh - 6 miles
Sudbury - 8 miles
Colchester - 15 miles

- Entrance hall • Sitting / dining room • Kitchen •
- Cloakroom • Gallery landing •
- Three bedrooms (one with ensuite shower) •
- Family bathroom • Private gardens • Off-road parking •
- Secluded setting •

The Property

Converted in 2019, Barden is a characterful 3-bedroom home set in the rural hamlet of Milden. Originally built in the 19th century, the conversion has been finished to an excellent standard, providing an individual family home with much appeal.

A welcoming entrance hallway with cloakroom attached provides ample natural light, with a galleried landing above. An impressive oak glazed door opens to the dual-aspect living / dining room, with bi-fold doors opening to the patio and garden. The tasteful kitchen provides numerous base and eye level units, with oak worksurfaces and a breakfast bar. Integrated appliances include a Rangemaster cooker, Siemens dishwasher and AEG washer / dryer.

An oak staircase leads to a spacious landing with seating area. Two double bedrooms are served by a family bathroom, and the principal bedroom benefits from an ensuite shower room. Large windows enjoy impressive views over the surrounding countryside.

Outside

To the front of the property is off-road parking for four vehicles, which is accessed via a shared shingle driveway. Gates from the parking area provide access to the rear garden, which is mainly laid to lawn, with a large terrace for al-fresco dining.

A DELIGHTFUL THREE-BEDROOM BARN CONVERSION OCCUPYING A DISCREET RURAL SETTING



Location

Barden is located on the southern outskirts of the small hamlet of Milden. Milden enjoys close links to the nearby village of Lavenham which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a broad selection of shops and services. The market town of Sudbury which is about 7 miles south provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St. Edmunds is about 16 miles north.

Services

Mains water and electricity. Private drainage via Klargester Treatment Plant. Oil-fired heating.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band D (2024)

EPC Rating

Current C (74). Potential B (84).



Barden, Pound Farm Barns, Boxford Road, Mildenhurst IP7 7AN



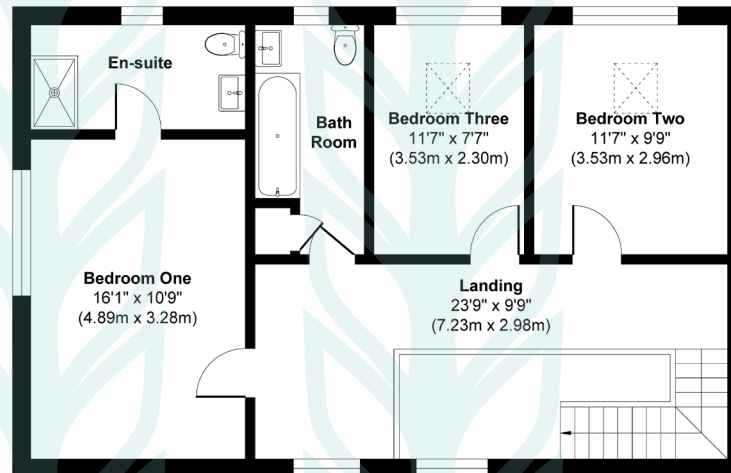
Sitting/Dining Room
18'10" x 15'7"
(5.74m x 4.74m)

Kitchen
14'8" x 10'10"
(4.47m x 3.29m)

WC

C

Ground Floor
Approximate Floor Area
596 sq. ft (55.39 sq. m)



First Floor
Approximate Floor Area
699 sq. ft (64.95 sq. m)

Approx. Gross Internal Floor Area 1295 sq. ft / 120.34 sq. m.

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