



# SIDEWAYS

Edwardstone | Suffolk



Chapman Sticks



# SIDEWAYS SHERBOURNE STREET EDWARDSTONE CO10 5PD

Boxford - 1 mile / Colchester Station - 11 miles / Sudbury - 6 miles

- Entrance hall and inner hall • Double reception room •
- Dining room • Study • Garden room / conservatory •
- Kitchen / breakfast room • Utility room • Rear vestibule •
- Two cloakrooms • Four / five bedrooms • Two bathrooms •
- Gardens • In all, 0.37 acres •

## The Property

Located in the picturesque parish of Edwardstone, Sideways is a substantial grade II listed house which probably dates from the mid-16th century.

Features of the Tudor period are most evident in the main double reception room, which includes moulded ceiling beams and two arches. Typically for a house of its age, numerous later additions and alterations have been made, where the most recent consists of a 1980's two storey addition to the south, and a more recent oak framed conservatory / garden room to the rear.

Likely to date later than the original core of the house is the single storey rear dining room, with its distinctive peg tiled hipped roof, which is another notable period feature.

The kitchen, pantry and utility room form part of the 1980's extension, with two double bedrooms above. At the same time, three dormer windows were added to the front bathroom, the main central bedroom and dressing room - which serves the final fourth bedroom to the exposed timber gable.

The house is set well back it is 0.37-acre plot giving an attractive approach, with an 'in and out' driveway defining a front lawn. The private main garden is to the rear (south-west) which is predominately laid to lawn with numerous established trees and shrubs which chiefly define all the boundaries.

## AN ATTRACTIVE PERIOD HOUSE OCCUPYING A DISCREET SEMI-RURAL SETTING TOGETHER WITH FRONT AND REAR GARDENS





### Location

Sideways is located along Sherbourne Street, a desirable area which lies within the rural parish of Edwardstone, and the property itself is equidistant between the main village and Boxford to the south. Boxford offers a wide range of everyday facilities including local stores, post office, butcher, pubs, general practitioners surgery and primary school. The market town of Sudbury, with its commuter rail service, is about 7 miles and Colchester, with its mainline rail link to London Liverpool St Station, is about 12 miles.

### Services

Mains electricity, water and drainage are connected. Oil-fired heating.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Tax Band G (2025).

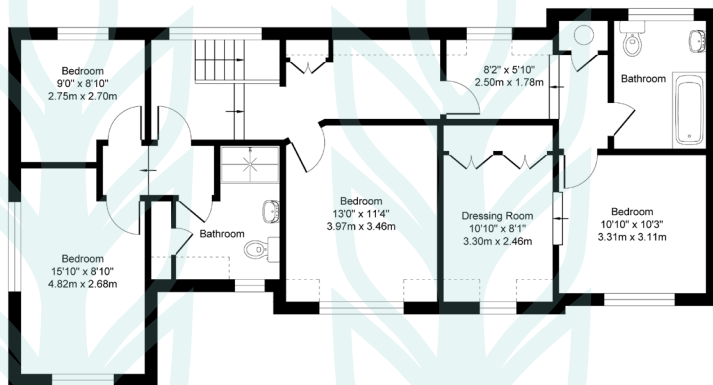




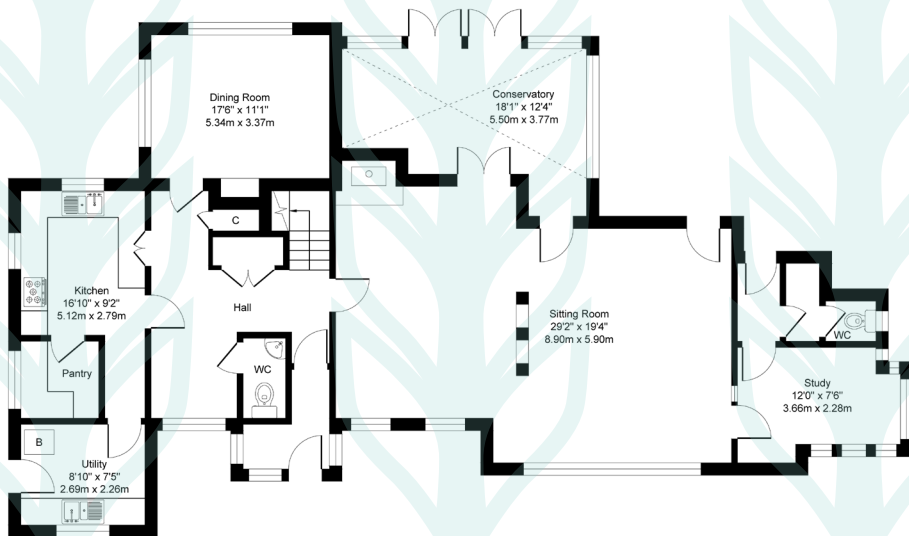
# Sideways, Sherbourne Street, Edwardstone, Suffolk, CO10 5PD

Approximate Floor Area

Main House - 2519 sq. ft / 234.02 sq. m



First Floor



Ground Floor

## Chapman Stickels

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