

oakheart



£500,000

Price Guide
Barrow Hill, Acton

Set within a peaceful village on the outskirts of Sudbury, this charming detached cottage offers an abundance of character and space, surrounded by mature gardens and enjoying beautiful views across open countryside.

The home has been thoughtfully extended over time, creating a flexible layout that perfectly balances period charm with practical living. Inside, exposed beams, red brick fireplaces and warm natural tones create a welcoming atmosphere throughout.

At the heart of the home is a generous kitchen and breakfast room, a bright and inviting space ideal for everyday family life. With its dual-aspect windows and doors opening onto the garden, it enjoys wonderful views of the surrounding countryside. Adjoining this space is a comfortable dining room with a feature inglenook fireplace,

perfect for gatherings and relaxed evenings.

The spacious sitting room also features a wood-burning stove and connects to a study and separate office, offering the ideal setup for working from home or quiet reading. A further snug or fifth bedroom and a well-appointed bathroom complete the ground floor, along with useful storage areas and two staircases leading to the first floor.

Upstairs, there are four bedrooms arranged across two landings, providing excellent flexibility for family living or guest accommodation. The main bedrooms enjoy delightful views, built-in storage, and easy access to a modern shower room.

Outside, the property sits within a mature plot approaching a quarter of an acre. The

front offers an in-and-out driveway with ample parking, while the rear garden provides a tranquil retreat with established lawns, fruit trees, and space for outdoor entertaining.

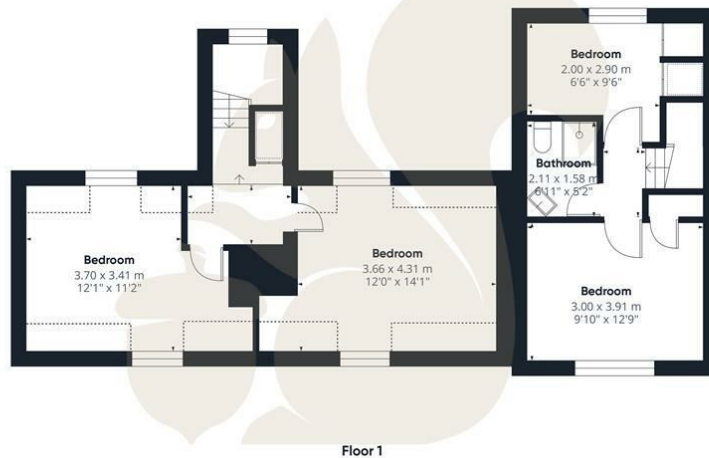
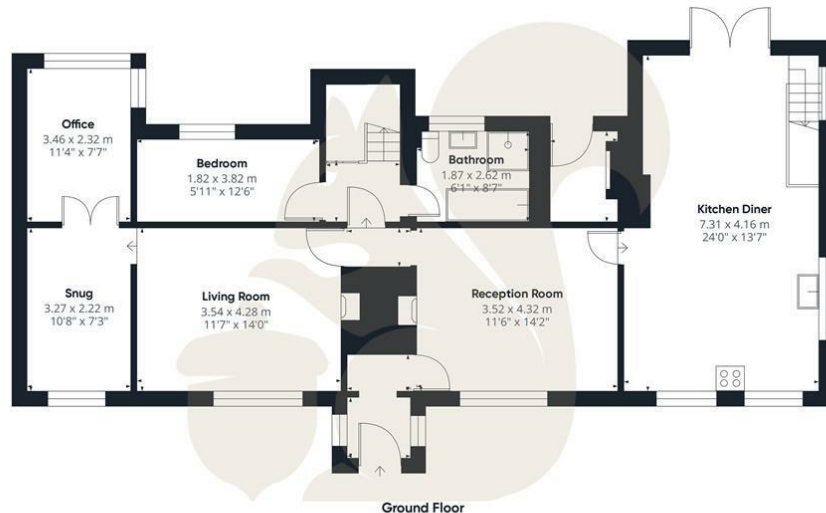
Located in the village of Acton, the cottage is within easy reach of local amenities, and just a short drive from the historic market town of Sudbury, offering a range of shops, schools, leisure facilities, and rail links to London.











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Approximate total area¹⁾

159.8 m²

1723 ft²

Reduced headroom

8 m²

86 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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