



'THE SETT', NAYLAND ROAD, LEAVENHEATH,

COLCHESTER, CO6 4PT

**NP** NICHOLAS  
PERCIVAL

Positioned within an idyllic secluded location, and with grounds in excess of 2 acres, 'The Sett' occupies an elevated setting and provides versatile family accommodation comprising five-bedrooms, living room, garden room, kitchen / breakfast room, dining room, study, utility room, two bathrooms, separate shower room and cloakroom. Ample parking is provided via a large driveway and two bay car port. Oil Fired Central Heating | Mains Drainage | Solar Panels EPC D | Tenure Freehold | Council Tax Band G Timber Framed Construction – Please see Agents Notes



## Property

'The Sett' is approached at the end of a lane and enjoys an enviable plot of just over 2 acres.

The property is situated so as to take maximum benefit of the Southerly aspect, with the living room (featuring an open fireplace and allowing direct access to the garden) particularly enjoying the light that floods in as a consequence. Adjacent to the sitting room is a cosy snug / study.

The private living areas are all located to the rear of The Sett, beyond the sitting room. The very spacious Master bedroom spans the full width of the property at the far end and is dual aspect with views down and across the garden

and benefits from built in wardrobe space. Adjacent to, and servicing the master bedroom, is a four-piece bathroom comprised of a bath with shower mixer hose, bidet, toilet and handbasin set within a vanity unit.

The second and third bedrooms are both well-proportioned double rooms with built in wardrobes, bedroom two also contains a washbasin. Bedroom four is currently used as a library, and bedroom five is used for additional storage, both rooms benefitting from built in cupboards. There is a second bathroom with bath, shower mixer attachment, toilet, handbasin and heated towel rail and located next to the bathroom is a separate shower / wet room.

To the front of 'The Sett' the kitchen provides space for a range oven with gas hob served by bottled gas, there is space and plumbing for a washing machine and ample storage provided by a good array of cupboards and drawers. The worktop forms a breakfast bar for informal dining.

Leading off from the kitchen via the rear hallway one gains access to the pantry, boot room, utility room and laundry rooms that provides ample space for free standing white goods including fridge, freezer, tumble dryer and washing machine.

The dining room enjoys views across the garden and interconnects with the garden

room that looks both down and across the grounds.

## Outside

Located at the end of a lane off the A134, 'The Sett' enjoys a secluded plot of just over two acres, and the mature planting includes numerous trees and shrubs, providing an idyllic countryside setting and yet within easy reach of both Colchester and Sudbury.

There is a two-bay carport and ample driveway parking. To the rear of the carport are two useful brick-built sheds. One is used as wood store and the larger second unit is used for general storage. The oil tank is located close by the carport and the property has the added benefit of solar panels installed.



## Situation

Nestled within the Essex / Suffolk borders close to the River Stour and Constable Country, 'The Sett' is located on the outskirts of the village of Leavenheath, and at the edge of the Dedham Vale Area of Outstanding Natural Beauty.

The popular Stoke by Nayland Golf club is close at hand and the village is served by two primary school options, one at Nayland and the other at Stoke-by-Nayland.

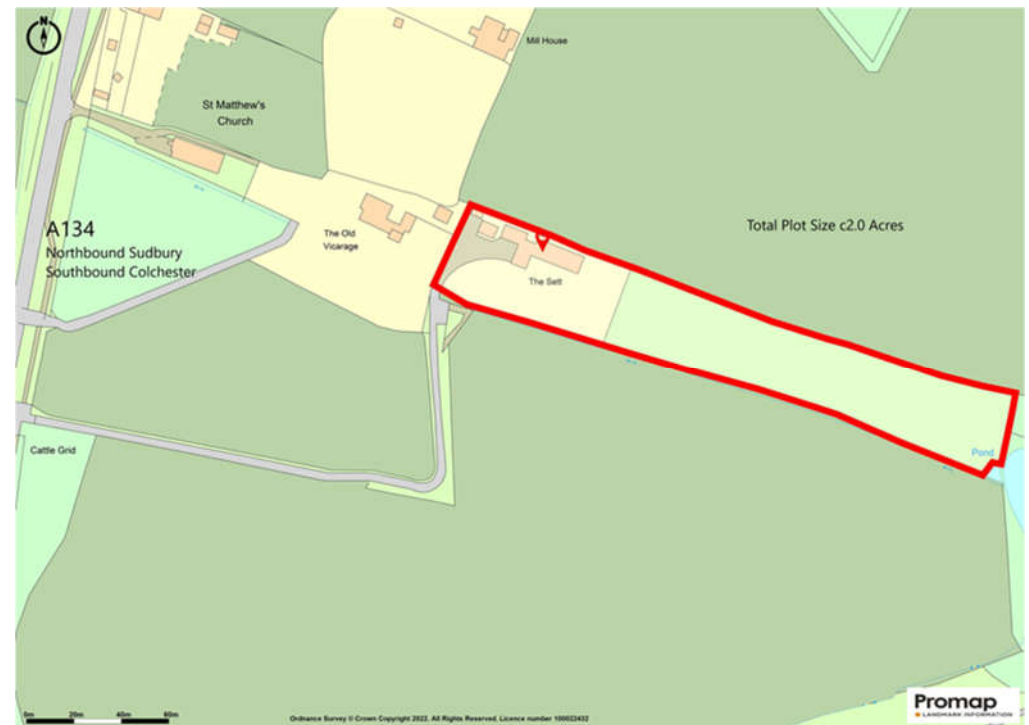
A short drive away is the pretty market town of Sudbury that offers a broad range of facilities including a choice of supermarkets and high street retailers.

Heading in the other direction is the larger town of Colchester offering all the leisure, recreational and entertainment attractions expected of a major regional town, including first rate secondary schooling options.

The town is served by an intercity mainline service to London Liverpool Street which can be reached in around 50 minutes from Colchester North Station.

## Agents Notes

'The Sett' is believed to be of block plinth construction and timber frame. Potential purchasers should advise their mortgage lender (where applicable) in the first instance to ensure compatibility with individual lending criteria.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh, District Council. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



GROSS INTERNAL AREA  
FLOOR 1: 2863 sq. ft, 266 m<sup>2</sup>  
TOTAL: 2863 sq. ft, 266 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Nicholas Percival  
Beacon End Farmhouse, London Road,  
Stanway, Colchester, Essex. CO3 0NQ  
T: 01206 563 222 E: sales@nicholaspercival.co.uk  
www.nicholaspercival.co.uk

Take a virtual tour of the property.  
Scan the QR Code with your smart  
phone or tablet and enjoy a completely  
immersive and interactive experience.



Want an instant online  
valuation of your property?

Simply scan the QR Code to  
the right.



**NP** NICHOLAS  
PERCIVAL

Chartered Surveyors, Estate Agents &  
Commercial Property