

No longer on the market

This property is no longer on the market



Photos (25)



Floorplan



Map

4 bedroom bungalow

Study

Sold STC



Bungalow



4 beds



2 baths



4.50 acre(s)



EPC rating: D

Key information



Tenure: Freehold



Council tax: [Ask agent](#)



Broadband: Ultra-fast 900Mbps *



Mobile signal: EE O2 Three Vodafone

Features and description

- 4 bedrooms
- Bathroom and shower room
- Large living room
- Study
- Kitchen/Breakfast room
- Utility
- Large entrance hall

Part of our Signature collection, this unique four bedroom detached bungalow with large loft space occupying a lightly wooded plot extending to 4.5 acres with spacious double garage and open store towards the end of the lane in this popular village between Colchester and Sudbury.

The property was built for the current owners in 1992 and benefits from gas central heating and UPVC double glazed windows and doors. The roof space was designed to create additional first floor accommodation, subject to any necessary consents and regulations. The grounds, which extend to just over 4.5 acres, back and side onto fields.

The entrance hall is a good welcoming space of around 13' by 10' and leads to the bedroom accommodation. Double doors open to the large living room with a dual aspect overlooking the gardens. The study adjoins the room and has the access into the loft via a pull-down ladder. Also off the entrance hall is a shower room.

At the front is the kitchen/breakfast room with triple aspect and range of worksurfaces with ample storage cupboards, still allowing space for a table in the centre of the room. A cupboard conceals the gas fired boiler while there is space for a cooker and fridge/freezer. A door leads to the utility room with further storage, a sink and plumbing for a washing machine.

The bedroom accommodation is found at the other end of the property with four good sized bedrooms, two at the front and two at the back, whilst to the side is the bathroom.

Outside

The property is set back from Edies Lane with a white metal gate and shingle drive leading to the bungalow and the detached double garage 25'2" by 18'8" with two up and over doors, power and light connected, and eaves storage above. At the front of the bungalow is an attractive flower bed whilst lawns extend down the side.

To the rear is a pathway with shrub border leading out onto the lawns. Beyond that, the land opens behind the neighbouring properties and becomes woodland where there is an open store measuring 30'10" by 16'8". The woodland consists of a variety of trees of differing age and species. Along the western boundary is a public footpath which in the far corner leads out into fields. We also understand that in the south eastern corner of the land is a badger sett. In total the grounds extend to 4.577 acres.

Location

The village of Leavenheath is found just over the border into Suffolk along the A134 which connects Colchester to Sudbury. The village has amenities including a public house, church, village hall, and borders the golf courses of the Stoke by Nayland resort which also includes a fitness centre with swimming pool. Within equal distance is the market town of Sudbury offering good shopping facilities and schooling, whilst in the opposite direction over the border into Essex is Colchester with wider facilities and education with a sixth form and university. Colchester also has a mainline railway station with services to London Liverpool Street and access to the A12 with road links to London and the Essex coast.

Directions

Use postcode CO6 4PA for Edies Lane and the property will be found on the left-hand bend where the tarmac road changes to the unmade road.

Important Information

Services – Mains electricity, water, gas and drainage are connected to the property

Council tax band – F

EPC rating –

Tenure – Freehold

Ref – JDP

Agents note

As previously mentioned, there is a public footpath along the western boundary.

[Show less](#)

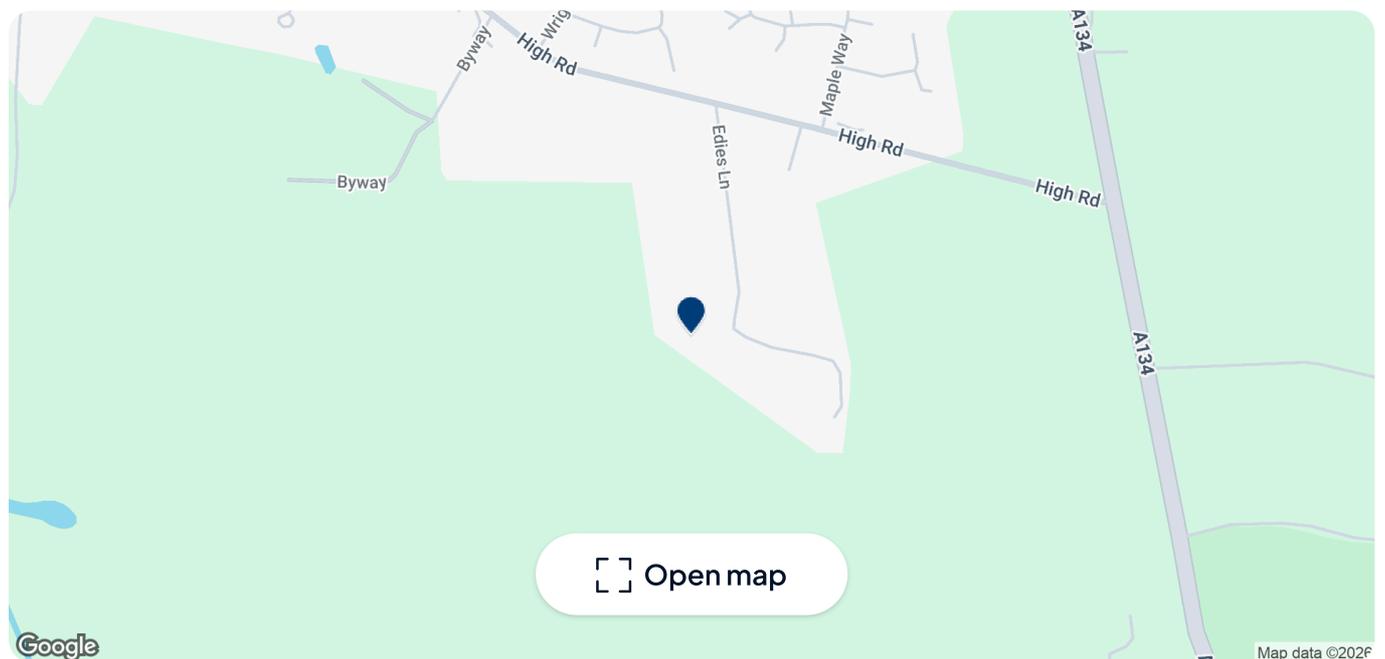
Property information from this agent

- [Particulars](#)

[Visit agent website](#) 

Location

Edies Lane, Leavenheath, Colchester, Essex, CO6



Nearest stations

Nearest schools

 Buses
(3.2mi.)

Very Important Places (VIP)

Calculate the distance from this property to places that are important to you.

Create VIP

Mortgage calculator

Property value

£ 800,000

Deposit

10%

£ 80,000

Interest rate

4.4%

Repayment period

25 years



Monthly Repayments: **£3,961**

These results are for a repayment mortgage and are intended as a guide only. Make sure you obtain accurate figures from your broker/lender before committing to any mortgage. Your home may be repossessed if you do not keep up repayments on a mortgage.

Stamp duty calculator

I am

Please select



Price

£ 800,000

Calculate

About this agent



Fenn Wright - Colchester

146 High Street Colchester CO11PW

Full profile

Property listings

Estate Agents, Letting Agents and Commercial Agency This branch – our oldest in Essex and Suffolk

– is headed up by Phil Lay-Flurrie, an Associate Partner at the firm. Phil's team of estate agents in

Colchester are experts at selling homes within Colchester as well as all nearby villages, including

Dedham Vale. Our lettings teams look after hundreds of properties for local and national...

[Show more](#)

See more properties like this

[Property & houses for sale in Leavenheath](#)

[Bungalows for sale in Suffolk](#)

*Disclaimer and call rate information...[Show](#)

[UK](#) > [Suffolk](#) > [Leavenheath](#)



OnTheMarket.com

The simple way to search for property to buy or rent.

[UK property for sale](#)

[UK property to rent](#)

[Find UK agents](#)

[UK house prices](#)

[Valuations](#)

[New homes](#)

[Retirement properties](#)

[Farms, estates & land](#)

[Student accommodation](#)

[Overseas](#)

[Commercial](#)

[Blog](#)

[Guides](#)

[Mobile apps](#)

[Contact us](#)

[About us](#)

[About Only With Us](#)

OnTheMarket Expert

Property professional website.

[Testimonials](#)

[Member area sign-in](#)

[Become a member](#)

[Terms of use](#) | [Privacy policy](#) | [Cookie policy](#) | [Cookie settings](#)
© 2026 CoStar Group

