



THE
LARK
PARTNERSHIP



Great Henny | Essex

Country Lifestyle...

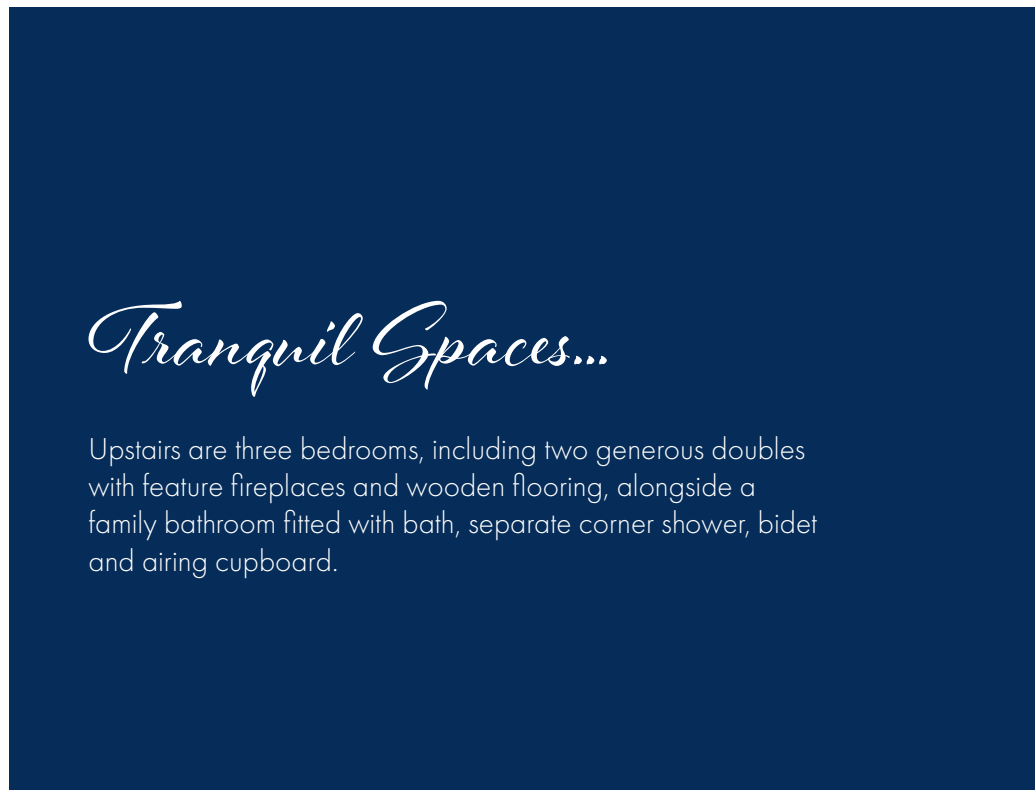
Occupying approximately 1.3 acres in the picturesque village of Great Henny, this charming detached Victorian home, dating back to 1894, offers an exceptional opportunity for those seeking a rural lifestyle with excellent equestrian facilities. Approached through an attractive gated archway, a pretty pathway meanders through beautifully established gardens to the front door, creating a wonderful sense of arrival and setting the tone for this delightful country home.

Positioned just moments from the River Stour and the renowned Henny Swan, the property enjoys immediate access to beautiful countryside, riverside walks and superb hacking routes, making it ideal for horse lovers and those looking to embrace village life.

Extending to approximately 1,130 sq ft, the house retains much of its original character, with wooden floors, feature fireplaces and attractive sash-style windows throughout. The welcoming sitting room centres around a cosy log-burning stove, while the separate dining room provides an ideal space for entertaining. The farmhouse-style kitchen is fitted with granite worktops, an induction hob, integrated oven and traditional Esse range, complemented by a useful pantry cupboard and adjoining utility room with butler sink, laundry facilities and a practical wet room/cloakroom.









Location...

Beautifully established gardens, well-fenced paddocks and excellent equestrian facilities combine to create an exceptional country lifestyle within approximately 1.3 acres in the idyllic riverside village of Great Henny. The thoughtfully landscaped front garden is laid predominantly to lawn with mature shrubs, herbaceous borders and specimen planting, creating a wonderful sense of privacy and seclusion. Four mature apple trees form an attractive natural divide, framing a charming seating area - the perfect spot to enjoy a morning coffee or relax with friends on a summer's evening. A pretty pathway continues around the side of the house, leading to the extensive grounds beyond. To the rear, the property opens into well-fenced paddocks providing excellent grazing, creating an exceptional setting for those seeking an equestrian lifestyle. The comprehensive range of outbuildings includes four stables, a hay store, workshop and a detached studio/home office, offering excellent versatility for home working, hobbies or additional storage, whilst providing everything required for keeping horses or ponies at home. A generous gravel driveway offers ample parking for multiple vehicles, trailers and horseboxes.

One of the property's greatest attractions is its enviable location. Great Henny is one of Suffolk's most picturesque riverside villages, situated on the banks of the River Stour and surrounded by rolling countryside. The village is perhaps best known for the highly regarded Henny Swan, a traditional riverside inn with its own moorings, where residents can enjoy waterside dining, boating, paddleboarding and the relaxed atmosphere of village life. For equestrian enthusiasts, the location is particularly appealing. Excellent hacking is available directly from the doorstep, with an extensive network of quiet country lanes and established bridleways weaving through the beautiful Stour Valley countryside. Whether enjoying a leisurely ride along the river or exploring miles of surrounding farmland and woodland, the area offers an exceptional lifestyle for horse owners without the need to transport horses to hacking routes.

Despite its peaceful rural setting, Great Henny is conveniently positioned just a short drive from the thriving market town of Sudbury, offering a comprehensive range of shops, cafés, restaurants, supermarkets, schooling and leisure facilities. Sudbury's railway station provides regular services via Marks Tey to London Liverpool Street, making the property equally suited to those seeking an idyllic country home with commuting potential. Combining a charming period home, beautifully established gardens, excellent equestrian facilities and an outstanding riverside location, this is a rare opportunity to acquire a truly special lifestyle property in one of Suffolk's most desirable villages.





Key Information

LOCAL SCHOOLS:

- Bulmer St Andrew's C of E Primary School – 1.8 miles, Rated Good
- Pot Kiln Primary School – 1.9 miles, Rated Good
- Glemsford Primary Academy – 3.5 miles, Rated Good
- Wells Hall Community Primary School – 2.3 miles, Rated Good
- Tudor C of E Primary School – 3.4 miles, Rated Good
- St Gregory C of E Primary School – 3.6 miles, Rated Good
- Thomas Gainsborough School – 1.9 miles, Rated Good
- Stour Valley Community School (Clare) – 7.5 miles, Rated Good
- Stoke College – 7.8 miles
- Littlegarth School – 11 miles
- Gosfield School – 12 miles
- Barnardiston Hall Preparatory School – 14 miles

LOCAL AUTHORITY:

Braintree District Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type Oil
Electricity Mains
Water Mains
Sewerage Septic Tank
Internet Provider ? 186 megs.
Current Provider ?



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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