



Substantial Grade II listed home with fabulous gardens

The Old Rectory, The Street, Sturmer, Haverhill, Suffolk, CB9 7XH

£1,000,000

savills



Private driveway offering ample off-road parking •
Grade II listed dating back to the 16th century • Gardens
extending to 1.1 acres approximately • Fantastic access
into Haverhill • Sprawling internal accommodation

Local information

Sturmer is a small village on the Suffolk/Essex border with an active local community of around 400 people. It's home to the Sturmer Pippin apple, the Red Lion Public House and St Mary's, a fine Norman Church with 14th Century tower. Despite this rural setting, London is within easy reach; Canary Wharf being just 53 miles by road. Train services to Liverpool Street from Audley End take from 56 minutes.

The university city of Cambridge is easily accessible with Addenbrooke's Hospital just 16 miles away via A roads. Bury St Edmunds with its famous ruined abbey and Newmarket, Headquarters of flat racing are both within a 20 mile drive. Local, everyday grocery shopping, plus a cinema and sports complex is all within 2 miles.

All distances and times are approximate.

About this property

The Old Rectory is a beautifully unique Grade II Listed former rectory which is positioned, privately on the outskirts of the village placing you conveniently for the local amenities. The property offers a blend of architecture originating from the late 16th Century, as well as elegant Georgian additions to more modern day works, all set within approximately 1.1 acres of mature grounds which leads down to a peaceful river

frontage.

The front door is located to the side of the home and leads you directly into the delightful garden room which views directly over the rear gardens also allowing you direct access to the gardens. From the garden room you are led into the very useful utility room with plenty of storage and plumbing for laundry services as well as plenty of space for coats and shoes, you will also find the shower room within the utility area. Off the utility room is the eye catching, farmhouse style kitchen with ornate exposed beams and benefiting from fitted with a range of units under corian worktops. Appliances include an integrated pantry fridge, double oven Godin range cooker with five ring gas hob and integrated dishwasher and there is also a breakfast bar. The dual aspect formal dining room is a charming entertaining space which is set around a feature fireplace. The sitting room offers views across the front of the property from a generous bay window, this room could also be utilised as an office or music room. The elegant drawing room completes the ground floor, created from the Georgian extension and boasts high ceilings and dual aspect views across the gardens.

Moving up to the first floor you will find four fantastically generous double bedrooms. The principal bedroom itself has the benefit of an array of built in wardrobes and open views



across the gardens. Both bedrooms two and three also have the benefit of the own wash basins. The family bathroom completes the first floor accommodation and comprises of a WC, wash basin, bath, bidet and walk in shower cubicle with body jets. A genuinely added bonus to the home is the attic room which is accessed via stairs leading from the rear landing. The attic room could be used as a study or play area for the children as well as extremely useful storage.

The property is approached via a sweeping gravel driveway leading to a more than generous parking area, providing parking and turning for a number of vehicles. The drive leads you to the detached double garage with electric up and over doors and single car port to the side. There is an additional barn located to the front of the drive requiring renovation, offering the potential for use as a studio/office. The gardens encompass the property and creates sublime and relaxing environment a kin to a woodland retreat with a wide range of mature specimen trees and shrubs leading down to the stream. To the front of the garden there is an extensive raised deck with a summer house that has open views across the gardens, making a brilliant entertaining space for friends and family. In all the grounds extend to approximately 1.1 acres.

Energy Performance

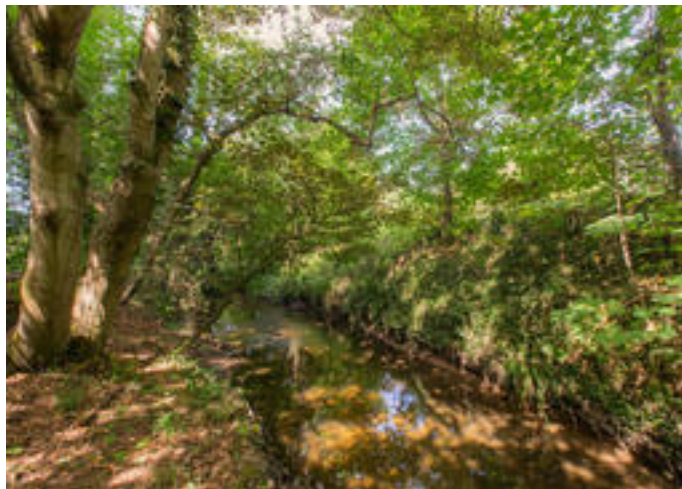
EPC Rating = Exempt

Viewing

All viewings will be accompanied

and are strictly by prior arrangement through Savills





Approximate Floor Area = 286.6 sq m / 3085 sq ft



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