



JAMIE WARNER
— ESTATE AGENTS —



Challices Barn, Kedington Road, Sturmer, Essex, CB9 7XR

Guide Price £950,000

- Five Bedrooms
- Beautiful Kitchen/Family Room
- Backing Onto Open Fields
- Three Reception Rooms
- Sitting Room With Cast Iron Wood Burner
- Games Room/home Office
- Stunning Entrance With a Gallery Landing
- En Suites To The Two Principal Bedrooms
- Triple Cart Lodge

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

Kedington Road, Essex CB9 7XR

Welcome to this exquisite 5-bedroom detached barn conversion, nestled away on a tranquil lane in the charming village of Sturmer. This property is a true gem, boasting stunning presentation throughout. Prepare to be captivated by its fantastic kitchen/family room, double aspect sitting room with a charming cast iron wood burner, three delightful reception rooms, and en suites in the two principal bedrooms. Beyond the property, you'll find matured gardens, a triple cart lodge, and an exciting games room and office. Get ready to be thoroughly enchanted by all this property has to offer!



Council Tax Band: G



VESTIBULE

A solid wood entrance door provides access into the vestibule, with a leaded light window to the side and double French doors to the other side leading out to the veranda. Exposed timbers and solid wood main entrance door leading into the entrance hall/dining area.

ENTRANCE HALL

16'6" x 12'7"

An impressive area, with double glazed windows to the front aspect and a feature reclaimed staircase rising to the galleried landing. Double doors lead to the dining room and kitchen with an archway to inner lobby leading to office and lounge.

SITTING ROOM

21'2" x 16'6"

A spacious double aspect room with windows to either side and a feature fireplace, with multi fuel burner inset, radiator.

OFFICE

13'0" x 10'5"

With a window to the side aspect over looking the garden, radiator.

KITCHEN

17'5" x 16'8"

Fitted with a matching range of base and eye level units with granite worktop space over, matching island unit with cupboard drawers under, 1+1/2 bowl ceramic sink unit with mixer tap, space for fridge/freezer and range, two windows to front, two windows to rear, two radiators, wooden flooring, door to storage cupboard.

UTILITY ROOM

9'3" x 8'1"

Window to front aspect, stable door to side leading to veranda and courtyard. Range of wall and base units, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher. Butler sink with mixer tap inset to solid wood worktops, wall mounted boiler, radiator, tiled floor and door to WC.

WC

Window to front aspect, low level flush WC, porcelain wash hand basin with mixer tap and vanity unit below. Heated towel rail, radiator, tiled floor.

DINING ROOM

14'8" x 12'4"

Double part glazed doors to reception hall area, double glazed windows to front aspect, exposed timbers, radiator.

LANDING

Gallery landing with impressive view of the reception hall/dining area, double glazed windows to side and double glazed windows to rear, exposed timbers. Double doors to airing cupboard housing hot water tank, doors to five bedrooms, bathroom and storage cupboard.

Bedroom 1

15'10"

Two windows to rear, french double doors with Juliet Balcony, exposed timbers, door to:

En-suite

Fitted with three piece suite comprising vanity wash hand basin with mixer tap and tiled splashbacks, double shower enclosure with fitted power shower over and glass screen and low-level WC, heated towel rail, karndean flooring, door to:

Bedroom 2

11'1"

Window to front, radiator.

En-suite

Fitted with a three-piece suite comprising vanity wash hand basin with mixer tap, double shower enclosure with fitted power shower over and glass screen and low-level WC, tiled splashbacks, heated towel rail, window to side, wooden flooring.

Bedroom 3

12'6"

Window to side, radiator.

Bedroom 4

9'5"

Window to front, two radiators.

Bedroom 5

8'5"

Window to front, radiator.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent power shower over and glass screen, pedestal wash hand basin and low-level WC, heated towel rail, window to front, wooden flooring.

EXTERIOR

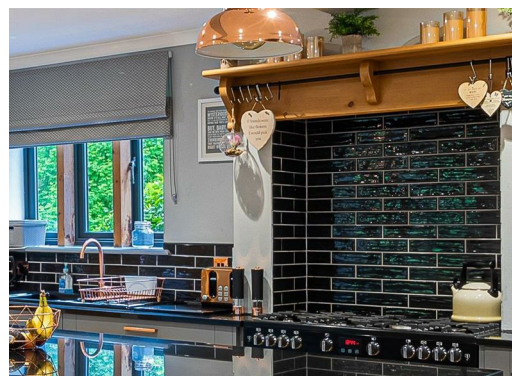
The property is approached via a five bar gate leading onto another set of double wrought iron gates, opening into enclosed courtyard area; providing parking for several vehicles in addition to a three space cart port/ garage area. A veranda adjoins the property directly providing a great seating area, with an additional block paved seating area beneath a pergola with various climbers. A raised decorative fish pond sits centrally, with a lawn area alongside housing mature tree and shrubs. Another raised seating area adjoins the separate office. The remainder is shingled, with various mature shrubs and flowers.

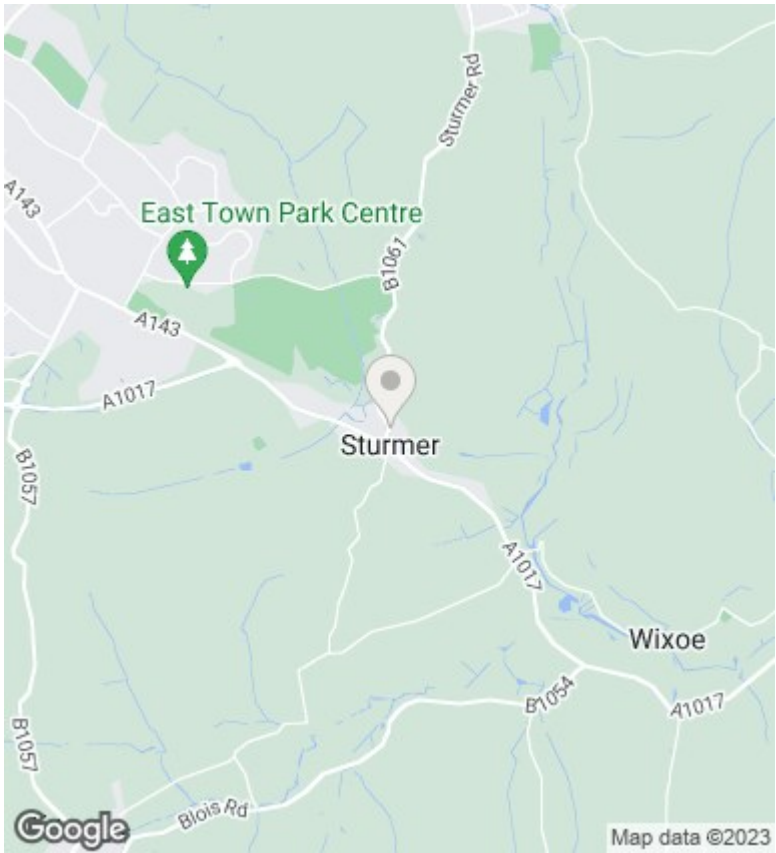
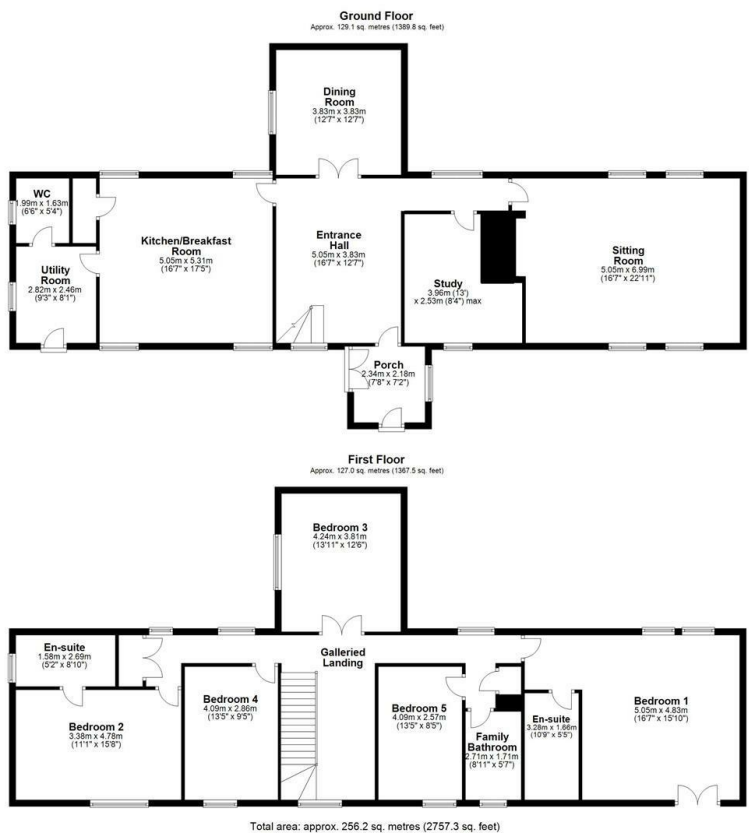
EXTERNAL OFFICE/GAMES ROOM

25'9" x 16'0"

A solid wood door leads into an entrance hall/storage area with a vaulted ceiling and many exposed timbers, fitted shelving unit, paved flooring, window to the rear aspect with countryside views and door leading into the main office area.







Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	