



# JAMIE WARNER

— ESTATE AGENTS —



## Churdles, The Street, Sturmer, CB9 7XF

£575,000

- Exquisitely presented detached family home
- Beautiful open-plan kitchen and dining area
- Oak doors and stunning features throughout
- Four spacious bedrooms, master with ensuite
- Modern first-floor bathroom and downstairs WC
- Includes study & utility room
- Modernised to a high standard throughout
- Enjoys stunning open countryside views
- Generous driveway and spacious garage

## Churdles, The Street, CB9 7XF

Introducing an exquisitely presented, detached family home, modernised to a high standard. Nestled in an elevated position, this home features oak doors, a sitting room with a cast iron wood burner, and a beautiful open-plan kitchen/dining area. The property boasts four spacious bedrooms, including a master with ensuite facilities, a modern first-floor bathroom, a downstairs WC, a study, a utility room, and generous driveway and garage space. Enjoy open countryside views from the rear of the home. Perfect for families seeking comfort and style.



Council Tax Band: E



## STURMER

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

## ENTRANCE HALL

A spacious and welcoming entrance hall features an oak staircase leading to the first floor and oak flooring, seamlessly flowing into the open-plan kitchen and dining area.

## OPEN PLAN KITCHEN/DINING ROOM

20'1" x 18'0"

An impressive and delightful open-plan space featuring a variety of wall and base units with oak countertops and a stainless steel sink. It includes two integrated fridges, a dishwasher, and a range cooker (negotiable). A central island provides extra storage underneath, while the dining area opens to the rear garden through French doors. The oak flooring adds a touch of elegance.

## SITTING ROOM

21'10" x 12'4"

This spacious sitting room features dual aspect windows offering remarkable views of the rear garden and countryside. It also includes a feature fireplace with a wood-burning stove.

## STUDY/PLAYROOM

11'10" x 10'4"

A spacious study with oak flooring and a front-facing window that provides abundant natural light.

## UTILITY ROOM

12'2" x 6'0"

A convenient room equipped with a variety of base units featuring oak countertops, a stainless steel sink, and drainer. It includes an integrated wine cooler, space and plumbing for a washing machine, and a cupboard housing the boiler and water softener. The room has a door leading outside, another to the WC, and is finished with oak flooring.

## WC

Equipped with a two-piece suite featuring a low-level WC and a washbasin, complemented by oak flooring.

## FIRST FLOOR

## LANDING

Access to the loft space, which is partially boarded and has lighting connected. Features an elegant oak and cast iron balustrade, with doors leading to:

## MASTER SUITE

11'9" x 11'8"

The main bedroom features a built-in wardrobe and dual-aspect windows that offer stunning views of the open countryside, flooding the space with natural light.

## EN SUITE

A contemporary three-piece suite includes a double shower cubicle with a glass screen, an attractive vanity unit, a low-level WC, and a heated towel rail. A rear window provides natural light.

## BEDROOM 2

15'7" x 12'4"

A spacious double bedroom featuring a built-in cupboard and a rear window that offers breathtaking views of the garden and countryside beyond.

## BEDROOM 3

12'7" x 12'5"

A double bedroom featuring eaves storage and a front-facing window.

## BEDROOM 4

9'6" x 8'3"

Bedroom 4 is a spacious room featuring a fitted wardrobe and a rear-facing window that offers views of the garden and the open fields beyond.

## FAMILY BATHROOM

Elegantly designed, the bathroom features a tiled bath with an overhead shower, a WC, a washbasin, and a heated towel rail. Tiled splashbacks complement the setup, and a rear window provides natural light.

## OUTSIDE

At the front of the property, you'll find a lush area adorned with mature shrubs and plants, along with a section for vegetable gardening. Access gates on both sides of the property lead to a log store conveniently positioned on the left. The rear garden boasts a spacious paved patio, perfect for seating and entertaining, with steps ascending to a lawn that offers breathtaking panoramic views of the open countryside. Additionally, the garden includes a timber workshop with an attached kennel and log store. There is also a personal door into the garage.

### GARAGE & DRIVEWAY

At the front of the property, a spacious shingle driveway provides ample parking for multiple vehicles. The property also boasts a sizeable garage with a Hormann electric door, complete with power and lighting, and a personal door that leads to the rear garden.

### Viewings

By appointment with the agents.

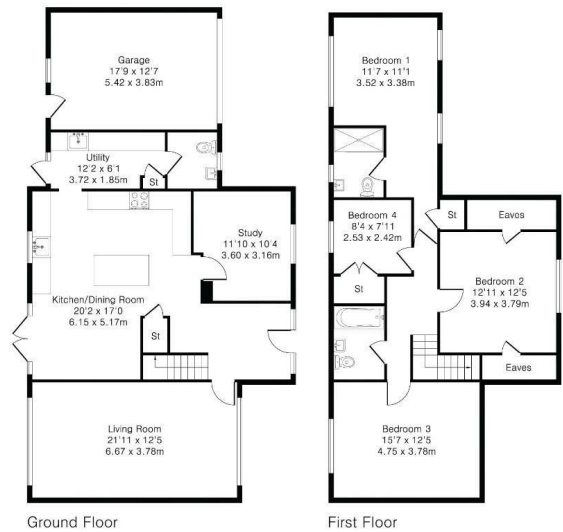
### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Approximate Gross Internal Area 1760 sq ft – 164 sq m  
 Ground Floor Area 946 sq ft – 88 sq m  
 First Floor Area 814 sq ft – 76 sq m  
 Garage Area 223 sq ft – 21 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			
(55-68) C		69	82
(39-54) D			
(29-38) E			
(15-28) F			
(1-14) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC  
 England & Wales

## Viewings

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

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