

A two-story house with a cream-colored upper floor and a red brick lower floor. The house has a tiled roof with a chimney and a dormer window. A paved driveway leads to a white garage door. A large green bush is on the left, and a tree is on the right. The sky is blue with some clouds.

DAVID
BURR

CHURCH VIEW COTTAGE
Stratford St Mary, Suffolk

Manningtree Station 6 miles, train journey time to London Liverpool Street from 56 minutes. A12 0.2 miles, Colchester city centre 7 miles. Stansted Airport approximately a 47-minute drive.

- A detached, unlisted four-bedroom property with approximately 2,117 sq ft of accommodation.
- Comprehensive single-storey extension finished to a contemporary standard.
- Striking open-plan kitchen/dining room with Neff appliances and quartz worktops.
- Bi-folding doors opening onto private, enclosed side gardens
- Principal bedroom suite with en-suite facilities
- Additional study, utility room, and two cloakrooms for flexible family living.
- Edge-of-village setting within the highly regarded parish of Stratford St Mary.
- Mature, well-screened rear gardens providing privacy and seclusion.
- Part-partitioned garage with storeroom plus ample brick-paved driveway parking.
- Situated on the Suffolk/Essex border with excellent transport links via the A12.
- Access to highly regarded local schools and amenities in Stratford St Mary and nearby towns.
- Proximity to Dedham Vale AONB, offering scenic countryside walks and leisure pursuits.

CHURCH VIEW COTTAGE

Stratford St Mary, Suffolk

Church View Cottage is a four-bedroom detached family home of approximately 2,117 sq ft, set on the edge of Stratford St Mary and finished in a contemporary style with an impressive open-plan kitchen/dining space and private landscaped gardens.



SITUATION

Set within the desirable village of Stratford St Mary, Church View Cottage benefits from a charming rural backdrop yet enjoys exceptional accessibility to key routes, including the A12 for connections to Colchester, Ipswich, and London. The village is known for its thriving community and historic character, with a highly regarded primary school, local pub, and access to scenic countryside walks along the River Stour and Dedham Vale – an Area of Outstanding Natural Beauty.

Nearby, the celebrated Constable Country provides a wealth of leisure opportunities, from riverside walks and cycling routes to renowned dining options in neighbouring villages such as Dedham. Everyday amenities, boutique shops, and excellent schooling options – both primary and secondary – can be found in the nearby market towns of Colchester and Manningtree, the latter also providing direct mainline rail links to London Liverpool Street.

DESCRIPTION

Church View Cottage is an exceptional four-bedroom detached family home, enviably located on the edge of the sought-after parish of Stratford St Mary, straddling the picturesque Suffolk/Essex border. Unlisted and presented in a contemporary style, the property offers versatile and generous accommodation extending to approximately 2,117 sq ft, thoughtfully enhanced by a comprehensive single-storey extension.

Arranged over two floors, the interior is defined by bright, free-flowing spaces and high-quality finishes. The ground floor opens with an expansive entrance hall, leading to a fitted cloakroom, a well-proportioned sitting room with casement window to the rear, and double doors through to an impressive open-plan kitchen/dining room. The kitchen features a blend of gloss and matte-finish cabinetry, speckled quartz worktops, integrated Neff appliances, and Velux windows that maximise natural light. Aluminium bi-folding doors open directly onto the private side gardens, perfect for indoor-outdoor entertaining. Further ground floor accommodation includes a study and utility room.

Upstairs, four generously proportioned bedrooms are arranged around a central landing, including a principal suite with en-suite shower room, complemented by a well-appointed family bathroom. The property is set back from the lane with excellent privacy, featuring mature, well-screened rear gardens, a part-partitioned garage with storeroom, and ample off-road parking via a brick-paved driveway.

POSTCODE: CO7 6LZ

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Rd, Ipswich, Suffolk, IP1 2BX (0300 123 4000) **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

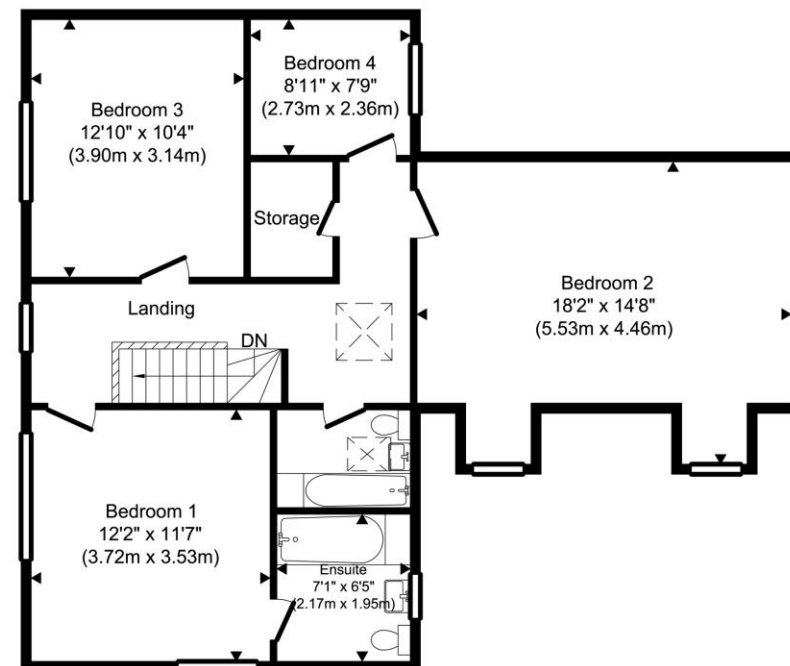
SERVICES: Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

EPC: C. A copy of the energy performance certificate is available on request.





Ground Floor
Approximate Floor Area
1312.22 sq. ft.
(121.91 sq. m)



First Floor
Approximate Floor Area
805.24 sq. ft.
(74.81 sq. m)

TOTAL APPROX. FLOOR AREA 2117.47 SQ.FT. (196.72 SQ.M.)
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