



DAVID
BURR

7 BIRCH STREET
NAYLAND, SUFFOLK

Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 6 miles, Sudbury town centre 9 miles. Stansted Airport approximately an hour's drive.

- Handsome Grade II listed timber-framed period home of architectural merit
- Original period features throughout – exposed timbers, leaded and sash windows, fireplaces
- 1,780 sq ft of beautifully presented accommodation
- South-facing landscaped gardens offering privacy and seclusion
- AGA kitchen/breakfast room with triple aspect and 9ft ceilings
- Terrace for outdoor dining
- Elegant dual-aspect sitting room with wood-burning stove and French doors to garden
- Secondary glazing for comfort and energy efficiency
- Four bedrooms, including a principal suite with en suite shower room
- Peaceful yet centrally located within Nayland village, moments from local amenities
- No Onward Chain.
- Converted loft room offering study or additional living space

7 Birch Street Nayland, Suffolk

This beautifully presented Grade II listed four-bedroom period home in the heart of Nayland village offers 1,780 sq ft of characterful accommodation, blending historic charm with modern comfort through features such as exposed beams, leaded windows, an AGA kitchen, and a dual-aspect sitting room opening onto south-facing gardens. Set within the Dedham Vale Area of Outstanding Natural Beauty, the property enjoys a tranquil yet well-connected location with easy access to Colchester, Sudbury, the A12, and direct rail links to London Liverpool Street.



SITUATION

Nayland is one of the region's most picturesque and sought-after villages, lying within the Dedham Vale Area of Outstanding Natural Beauty, an area celebrated for its rolling countryside and associations with the artist John Constable. The village combines quintessential English charm with a thriving community atmosphere, offering an excellent range of local amenities including a primary school and highly regarded independent prep school Littlegarth, village store, dental surgery, doctors' surgery, a thriving Delicatessen and cafe' and a public house. The village's scenic position on the River Stour provides access to riverside walks and cycling routes, while nearby Dedham, Stoke-by-Nayland, and Higham offer further leisure and dining options.

For those seeking convenient connections, Nayland is ideally placed for both Colchester and Sudbury, each around a 15–20-minute drive away, providing a wide selection of shopping, educational, and cultural facilities. The A12 trunk road is easily accessible, linking with the A120 and M25 for onward travel, while Colchester North railway station offers direct services to London Liverpool Street in under an hour. This enviable combination of countryside tranquillity and commuter convenience makes Nayland a truly exceptional setting in which to live.

DESCRIPTION

Occupying a prominent position in the heart of the picturesque and much-admired village of Nayland, this superb Grade II listed timber-framed residence offers a rare combination of historic charm, architectural integrity, and generous, beautifully presented living accommodation extending to approximately 1,780 sq ft. Believed to date from the early 17th century, the property is a fine example of its period, showcasing an array of original features including exposed chamfered timbers, leaded light and sash windows, original studwork, and impressive 9ft ceiling heights. These have been thoughtfully complemented by sensitive modern improvements, creating a warm and inviting home ideally suited to both family life and entertaining.

Upon entering, the entrance hall immediately sets the tone, with exposed brick flooring, a fine display of timber and studwork, and a staircase rising to the first floor. The formal dining room/ study to the front enjoys high ceilings, exposed wood flooring and a central fireplace, framed by a leaded window overlooking the historic village street – a room that balances period atmosphere with everyday practicality. The adjoining AGA kitchen/breakfast room is an outstanding feature of the home: light-filled with high ceilings and a triple aspect, it enjoys views over the established south-facing gardens and combines rustic charm with contemporary convenience. The kitchen is fitted with bespoke solid wood base units and oak worktops, incorporating an inset dual butler sink, three-door oil-fired AGA, SMEG double oven with electric hob, and slate tiled flooring. A rear door provides access to the terrace and gardens beyond.

The sitting room, with its dual aspect and direct garden access, forms the heart of the house – a beautifully proportioned space showcasing a red brick fireplace with inset wood-burning stove, chamfered timbers, and French doors opening to the terrace and gardens. A cloakroom adds further practicality to the ground floor.

Upstairs, the property continues to impress, offering four bedrooms, each with its own character. The principal bedroom suite enjoys twin sash windows with views toward the church steeple, exposed timbers, fitted storage, and a well-appointed en suite shower room. The three additional bedrooms each display period detailing and pleasant outlooks, served by a stylish family bathroom with bath, hand shower attachment, and heated towel rail. From the landing, a ladder staircase rises to the attic. This is divided into two chambers, one of which has been converted into a loft room (restricted head height), with fitted carpet, light and power, providing excellent flexibility as a study or hobby room.

Externally, the property's private south-facing gardens are an outstanding feature – beautifully

landscaped with established planting, flowering timber store sits to the rear of the garden, while gated borders, and mature shrubs, creating a tranquil and secluded outdoor environment. A raised terrace is perfectly positioned to capture the afternoon and evening sun, providing the ideal setting for al fresco dining or quiet relaxation. Two timber stores sit to the rear of the garden, while gated side access leads to Birch Street.

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 Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

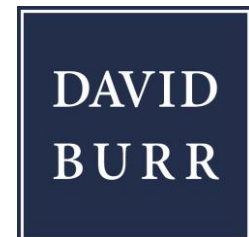
POSTCODE: CO6 4JA

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

AGENTS NOTE: 7 Birch Street enjoys a right of access over land to the side of the property which is owned by number 9 Birch Street.

EPC RATING: N/A

VIEWING: Strictly by prior appointment only through **DAVID BURR LEAVENHEATH.**

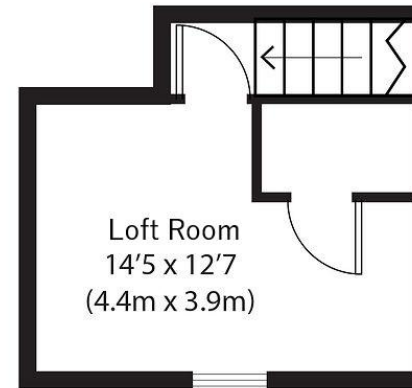




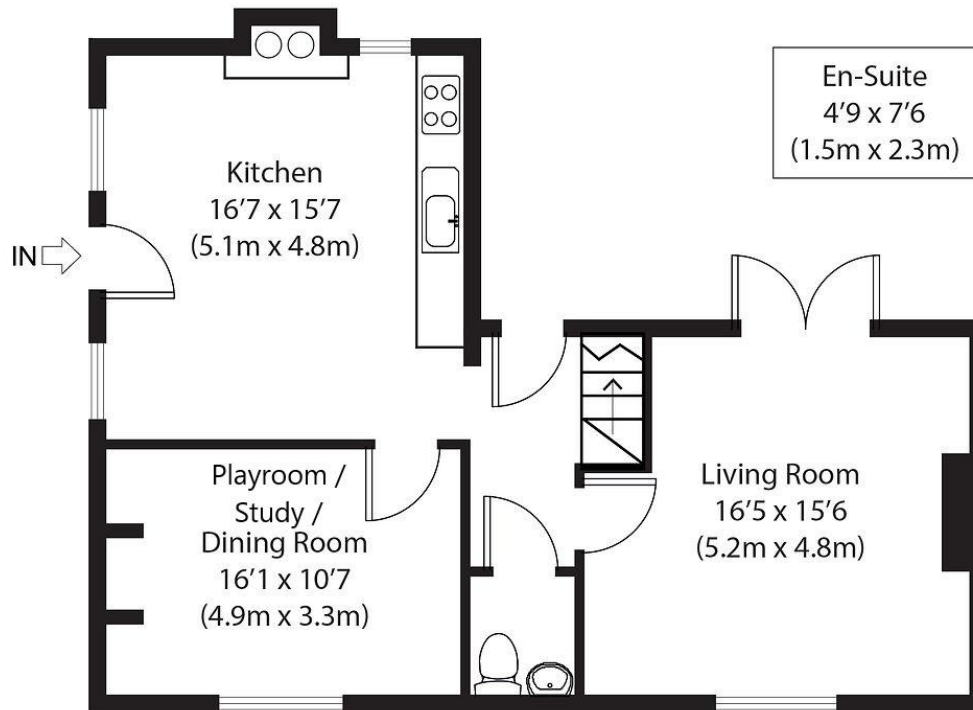
Approximate Gross Internal Area 1780 sq ft (165 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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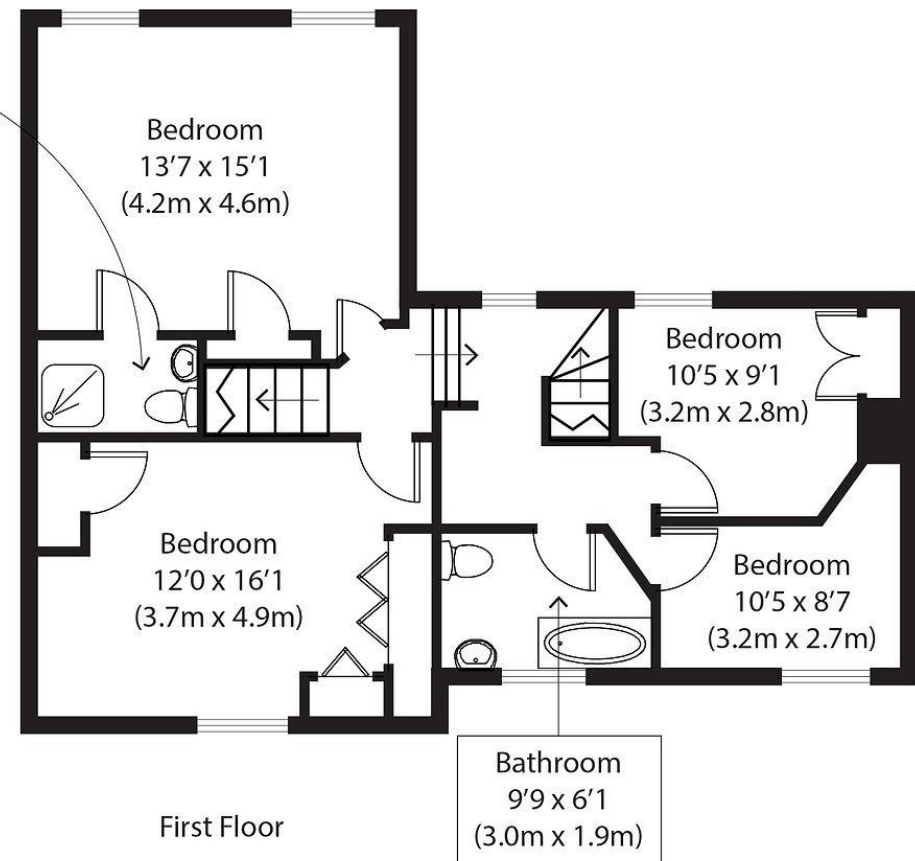
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Second Floor



Ground Floor



First Floor



