



**Suffolk House**  
Rectory Road, Kedington, Suffolk

DAVID  
BURR



# Suffolk House, Rectory Road, Kedington, Suffolk CB9 7QL

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill (3 miles), Newmarket (13 miles), Saffron Walden (16 miles), Bury St. Edmunds (17 miles) and Cambridge beyond (20 miles). The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside. Furthermore, there are a variety of schools in the area including renowned independent schools in Stoke By Clare, Saffron Walden, Barnardiston and Cambridge. For the commuter, Stansted Airport is approximately 23 miles, whilst mainline rail services are available at Audley End (17 miles) with services to London Liverpool Street station, for which the travel time is as little as 49 minutes.

A spacious circa 3,100 sq.ft Grade II Listed Georgian house including approximately 1,500 sq.ft of annexe accommodation, office, double cart lodge and garage/workshop. The two separate annexes provide a rental income of around £20,000 pa. Further benefits include an attractive walled garden and beautifully presented living accommodation, all within walking distance of amenities.

## **A spacious 3,100 sq.ft property with annexe accommodation comprising 1,500 sq.ft with a possible high income rental opportunity or office use (STP).**

Entrance into:

**ENTRANCE HALL** With stairs to first floor.

**DINING ROOM** A lovely light room with open fireplace with log grate, storage cupboard, stripped wood floor and sash window. Open through to the:

**DRAWING ROOM** A formal room with open fireplace with cast iron log grate set upon a stone hearth with large ornate surround, alcove storage, stripped wood floor, sash window and French doors to the terrace.

**INNER LOBBY** With Indian slate flooring, door to the **cellar** and steps up to the:

**FAMILY ROOM** Indian slate flooring with under floor heating, fireplace with wood burning stove, exposed beam, French doors to the terrace and up to the:

**KITCHEN** A stylishly fitted Knights Country Kitchen comprising a range of wall and base units under worktops with a butler sink inset. Integrated appliances include a dishwasher, fridge and a Rangemaster cooker, further storage and pantry cupboard, Indian slate floor and door to the:

**UTILITY ROOM** With a further range of base units under worktop, space and plumbing for a washing machine, tumble dryer and fridge freezer and door to outside and door to:

**CLOAKROOM** With WC and wash basin.

**STUDY** Another spacious room with stripped wood flooring, sash window and doors to the rear lobby area, known as the cheese room, currently utilised as a wine store.

**CLOAKROOM** With WC and wash basin.

**CELLAR** A spacious room with stone flooring.

### **First Floor**

**LANDING** With sash windows to front aspect and doors to:

**MASTER SUITE** A light and spacious double room with sash window, Victorian cast iron fireplace and door through to the **En-Suite** comprising a WC, shower cubicle, wash basin, heated towel rail and extensively tiled walls.

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**BEDROOM 2** With steps up to this spacious double room with a cast iron Victorian fireplace, storage cupboard and French doors opening to a charming balcony with views across the garden.

**BEDROOM 3** A double room with sash window and a range of fitted wardrobes.

**BEDROOM 4** Another double room with a sash window and a range of fitted wardrobes.

**BEDROOM 5** With sash window.

**FAMILY BATHROOM** Stylishly fitted with a WC, tiled bath, shower cubicle, wash basin, heated towel rail and extensively tiled walls.

## Annexe

Entrance into:

**KITCHEN/LIVING ROOM** With part vaulted ceiling, a range of fitted wall and base units under worktop with a stainless steel sink inset, electric cooker, plenty of space for a dining table and chairs.

**SITTING ROOM** With part vaulted ceiling and window to front aspect.

**SHOWER ROOM** With WC, wash basin, shower cubicle and extensively tiled walls. Leads through to the:

**UTILITY AREA** With space and plumbing for a washing machine and tumble dryer under worktop.

**BEDROOM** A double room with bay window to front aspect.

## The Creamery

Entrance into:

**LIVING ROOM** With Indian slate floor, part vaulted, exposed beams and outlook to the front and door through to the:

**BEDROOM** With a brick and flint feature wall and outlook to the front aspect.

**KITCHEN** With Indian slate floor, exposed beams, a range of wall and base units under worktop with stainless steel sink inset, electric oven, 5 ring gas hob, space for a fridge and washing machine.

**SHOWER ROOM** With WC, wash basin, shower cubicle and extensively tiled walls.

## Outside

The property is approached via a two large gates leading to a gravel driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE CART LODGE with attached STOREROOM and a SINGLE GARAGE WITH STORAGE ABOVE.** Several raised flower beds retained by railway sleepers border the driveway and also provide attractive frontage for the annexe and creamery. Situated off the driveway is also access to an external **OFFICE** with light and power connected. Gated access leads to the attractive walled garden with an extensive dining terrace and a lawned garden with mature deep flower beds with a range of shrubs and mature trees including a magnolia, wisteria, apple tree and pear tree. To the foot of the garden is a **summer house.**

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** G. £3,566.02 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Hardwood frame and brick.

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## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Yes. Provider: Signal is limited.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** A restriction is in place permitting easement or right of light relating to construction on the neighbouring land.

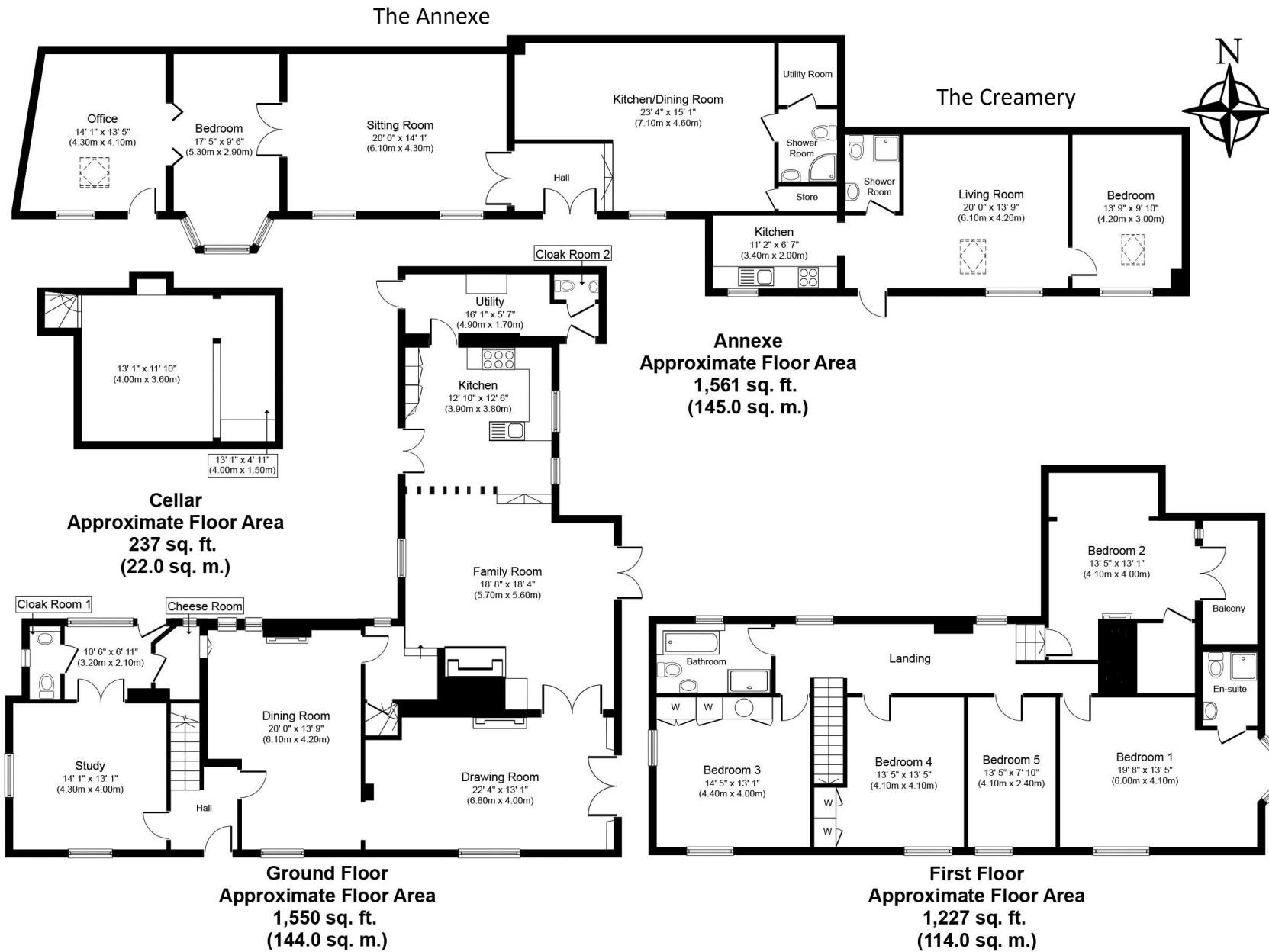
**FLOOD RISK:** None known.

**ACCESSABILITY ADAPTIONS:** None.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

