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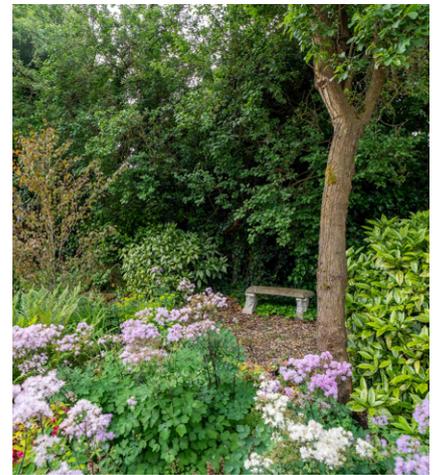
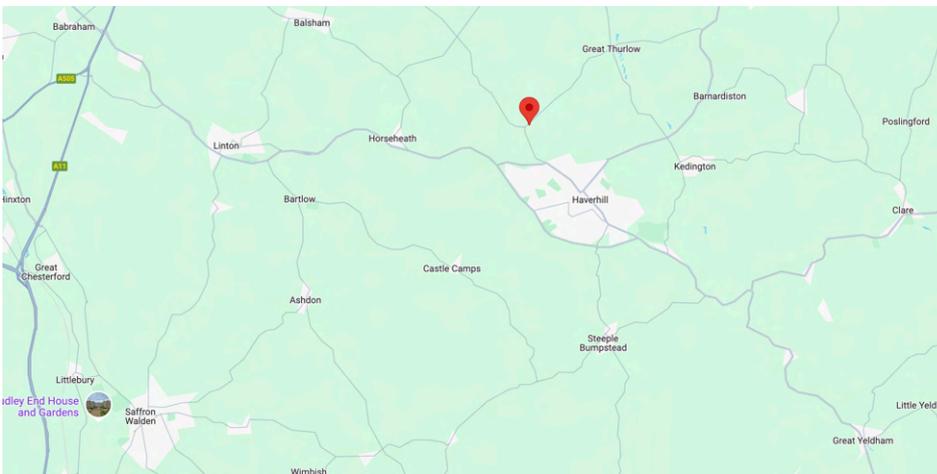
Phoenix House

Withersfield, Suffolk

Phoenix House

Turnpike Hill, Withersfield, Haverhill, Suffolk

A highly individual and imposing detached village home constructed some seven years ago, nicely located in this most attractive setting. The property provides spacious and versatile living accommodation beautifully appointed with a multitude of quality fixtures and fittings including engineered oak flooring, double glazed sash windows and under-floor heating. The property is impeccably presented with many rooms enjoying dual and triple aspects creating a bright and airy interior which complements the stylish decoration throughout.



- Stylish individual home
- Beautifully appointed
- Many attractive features
- 4 bedrooms
- 4 bath/shower rooms
- 2 reception rooms
- Well appointed kitchen/breakfast room
- Utility
- Study
- Underfloor heating

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INTERIOR

The covered entrance has double doors which open into a central reception hall where an oak tread staircase rises to the first floor, and a ground floor cloakroom sits off to one side. There are two reception rooms placed just off the hallway; the sitting room with triple aspect sash windows and separate dining room with dual aspect creating a perfect space for entertaining. There is a well appointed kitchen/breakfast room fitted with an extensive range of shaker-style cupboards complemented by granite worktops and a range of integrated appliances including double Neff oven, Neff induction hob with extractor fan over, Miele dishwasher, fitted microwave and space for an American style fridge-freezer. There is a central wooden topped island incorporating further storage cupboards and breakfast bar. The room features an attractive tiled floor, double glazed window looking out to the front and glazed double doors with full-height glazed panels on either side opening to the rear garden. An adjoining utility room contains worktops and storage cupboards, butler sink and space for further appliances. There is a door leading to the side and storage/boiler cupboard. A ground floor shower room is placed just off the utility room which contains a 3-piece suite. In addition, a study located just off the kitchen/breakfast room looks out to the rear and provides ideal space for those who work from home.

FIRST FLOOR

Split level landings lead to the 4 double bedrooms; the master bedroom features twin double-width wardrobes and well appointed en suite shower room. Guest bedroom 2, again features built-in wardrobes and luxuriously appointed en suite bathroom which includes a free-standing bath and large walk-in shower, this all being in addition to an equally well appointed family bathroom and separate cloakroom which sits on the top floor.



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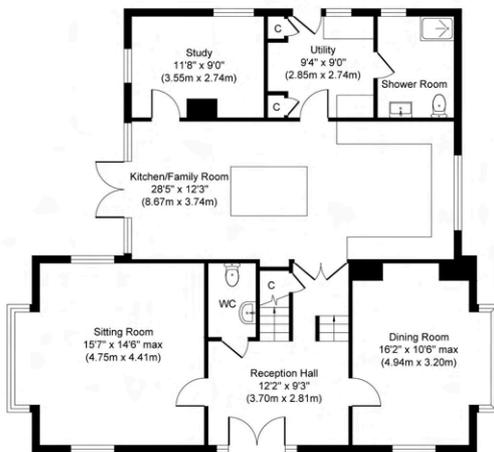
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EXTERIOR

The property is approached by a large entrance driveway which provides off-street parking space for numerous vehicles and leads to the timber detached over-sized single garage. The gardens to the rear are a most attractive feature of the property incorporating an extensive paved terrace adjoining the back of the house which provides a superb area for outside entertaining. There is a split-level lawn bordered by a brick retaining wall and timber deck to one side which is sheltered by a covered timber framed pergola. There are numerous flowerbeds and borders stock with a wide variety of well established plants and shrubs. In all, the plot measures just under 0.25 of an acre.



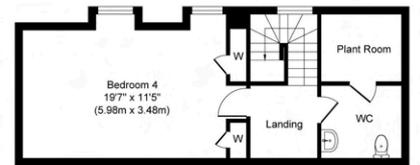
Floorplan



Ground Floor
Approximate Floor Area
1268 sq. ft
(117.84 sq. m)



First Floor
Approximate Floor Area
1181 sq. ft
(109.70 sq. m)



Second Floor
Approximate Floor Area
411 sq. ft
(38.17 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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Withersfield, Suffolk

Withersfield is a charming village located about 2 miles north of the A1307, near the borders of Suffolk, Essex, and Cambridgeshire. It is well placed for access to Cambridge (19 miles), Bury St Edmunds, and the historic market town of Saffron Walden, which is approximately 12 miles to the southwest. The village offers a mix of period and modern properties, along with local amenities including a traditional church and public house. A wider range of facilities is available in Saffron Walden and Cambridge, which also offers excellent cultural and recreational opportunities. Withersfield is around 14 miles from the M11, and there are direct rail services to London Liverpool Street from nearby stations at Whittlesford, Great Chesterford, and Audley End.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Air source heat pump providing underfloor heating heating. **NOTE:** None of these 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. £3,738.33 per annum.

PROPERTY POSTCODE: CB9 7RY.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. **Telephone Signal:** Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY 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.

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