



DAVID  
BURR

THE OLD RECTORY  
STANSTEAD, SUDBURY, SUFFOLK







# The Old Rectory, Upper Street, Stanstead, Suffolk

An outstanding detached former rectory finished to an exceptional standard with substantial, elegant accommodation and stunning gardens.

Sudbury – 6.5 miles, Colchester – 20 miles  
both with commuter link to London  
Liverpool Street Station.

- Detached unlisted Victorian former Rectory
- Beautifully finished with high-end fixtures and fittings
- Neptune kitchen/dining room
- Family room, sitting room, living room and snug
- Utility, boot room and ground floor cloakroom
- Five bedrooms
- Three bathrooms (two en-suite)
- Principal suite with dressing area
- Potential to create a second principal suite from a wonderful study/reception area
- Four car garage with EV charging point
- Set far back from the road via a long sweeping driveway
- Beautifully designed gardens with a high degree of privacy
- Outstanding views over neighbouring countryside
- Quiet and picturesque village location
- Close to excellent local schools



## LOCATION

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day to day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

## THE PROPERTY

An outstanding detached Victorian former rectory which has undergone extensive renovation, improvement and enlargement in recent years. The property has been finished to the highest of standards with high specification accommodation over two levels well-suited to modern living.

On the ground floor, generous living accommodation includes a fine family room adjacent to a high-quality Neptune kitchen/dining room with a further benefit of an additional sitting room, living room and snug. Also on the ground is a cloakroom, utility room, boot room and plenty of storage.

On the first floor is a total of five bedrooms and three bathrooms (2 en-suite) plus a dressing room to the principal suite. Accessible via a second staircase is the potential to create a further principal suite, which is currently used as an exceptional home office. Outside the property benefits from plenty of off-road parking, a quadruple car garage and beautifully kept gardens to both the front and rear with an outstanding outlook over neighbouring countryside and rolling hills beyond.

**POSTCODE:** CO10 9AT

**WHAT3WORDS:** slim.ghosts.whips

**LOCAL AUTHORITY:** Babergh District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525).

**COUNCIL TAX BAND:** G



Front door leading to:-

**ENTRANCE HALL:** With engineered oak flooring, staircase rising to first floor with galleried landing over and space for coats and shoes. Useful storage cupboard off and with doors leading to:-

**SITTING ROOM:** A particularly bright and well-proportioned reception room with an impressive five-bay window allowing for plenty of natural light and double doors opening onto the front garden. Ample space for seating and with a stone fireplace with inset woodburning stove.

**SNUG:** An attractive dual-aspect reception room with a pretty cast iron fireplace and fitted display shelving and an outlook over the side garden.

**LIVING ROOM:** A further versatile reception room with an arched feature fireplace with slate tiled hearth and fitted display shelving.

**KITCHEN/DINING ROOM:** Finished to an exceptionally high standard with a Neptune bespoke fitted kitchen with polished granite work surfaces incorporating a five-ring Siemens induction hob with extraction over and a polished granite splashback and two stainless steel sinks with mixer tap above and drainer to side. A range of integrated appliances include refrigerator and freezer below, Whirlpool dishwasher, wine cooler and twin Siemens electric combination ovens. Extensive storage throughout including a large pantry cupboard with bespoke fitted spice rack, drawers and electrical points. Of particular note is a substantial central island with granite top and breakfast seating. Further space for a large dining table and chairs adjacent to timber and glass bi-folding doors opening onto decked terracing with a lovely view across the rear garden and onto rolling countryside beyond. High quality limestone flooring throughout with underfloor heating below, high ceilings and double doors leading to:-

**FAMILY ROOM:** With engineered oak flooring and an outstanding bay window extension with three sets of double doors opening onto the garden and providing plenty of natural light and outstanding views. Ample space for seating and with a contemporary wood-burning stove situated on a slate tiled hearth and an additional bay window providing a recessed area of seating.

**REAR HALL:** With a door opening onto a pathway leading to the driveway, fitted coir matting and a further door leading to the:-

**UTILITY ROOM:** With slate tiled flooring, space for coats and shoes and a range of base and wall level solid wood cabinets with wooden work surfaces incorporating a ceramic Rangemaster butler sink with faucet tap over. Space and plumbing for a washing machine, space for a tumbler dryer and door opening into:-

**BOOT ROOM:** With a continuation of slate tiled flooring, door opening into the garage and also onto a staircase leading to the first floor (see Bedroom 5/home office below).

**CLOAKROOM:** With slate tiled flooring, tongue and groove panelled walls, WC and a pedestal wash hand basin.

### First Floor

**LANDING:** With access to loft storage space, substantial airing cupboard off and doors leading to:-

**PRINCIPAL SUITE:** A superb master bedroom with an outstanding outlook over rolling countryside and the property's rear garden. Bay window allowing plenty of natural light and an opening leading to:-

**DRESSING ROOM:** With a range of bespoke fitted storage with inset shelving and hanging rails.

**EN-SUITE:** With limestone flooring, oversized shower with tiled surround, glass screen door and rainfall-style shower head with additional attachment below. Twin wash hand basins, WC and a chrome heated towel rail.

**BEDROOM 2:** A double bedroom with an outlook over the front lawns, cast iron Victorian feature fireplace and a door leading to:-

**EN-SUITE:** Containing a shower with rainfall-style shower head, additional attachment below, WC, wash hand basin and a chrome heated towel rail.

**BEDROOM 3:** A particularly light double bedroom with a dual aspect outlook and a cast iron fireplace.

**BEDROOM 4:** A further double bedroom with an outlook to the side and a cast iron feature fireplace.

**BEDROOM 5:** A further double bedroom with an outlook over the garden.

**FAMILY BATHROOM:** Finished with limestone tiles across the walls and floor and containing a bath with mixer tap and shower attachment over, WC and a vanity suite. Separate tiled shower cubicle with rainfall-style shower head and additional attachment below and with a chrome heated towel rail.



**BEDROOM 6/HOME OFFICE:** Accessible via a staircase from the boot room and currently used as a home office which offers an outstanding area to work from home with a range of skylights allowing plenty of natural light and a floor-to-ceiling double glazed door opening onto a Juliette balcony with a view across the garden and onto open countryside. This room offers the clear potential to be utilised as a further principal suite and benefits from a range of eave storage and plumbing from the garage below, which offers the potential to create an en-suite. Adjacent is a further:-

**RECEPTION AREA:** Currently used as a cinema room/games room but which could equally serve as a substantial dressing room or for other needs.

### Outside

The property is nicely set back from the road and is accessible through electrically-operated timber double gates via a sweeping gravel driveway which meanders through an attractive area of lawn populated by a number of mature specimen trees. A combination of gravel and stone pathways lead up to the front door through a portico and past well-stocked colourful flowerbeds. The driveway expands into an area of off-street parking which in turn leads onto a:-

**QUADRUPLE CAR GARAGE:** Finished to an exceptional quality with EV charging points, electrically-operated double doors and providing sheltered parking for four vehicles. Useful storage cupboards and boiler cupboard off.

To the rear of the property is a beautifully kept garden with a decked terraced adjacent to the property itself providing an elevated, attractive area of seating with the further benefit of external lighting, power points and water taps. An expanse of lawn is enclosed by mature hedging to ensure a high degree of privacy and contains a fine specimen tree. Accessible to the rear of the garage is a useful **GARDEN STORE** and there is a further discreet area of storage to the side of the garage.

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick and timber

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

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

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available upon request.

**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.



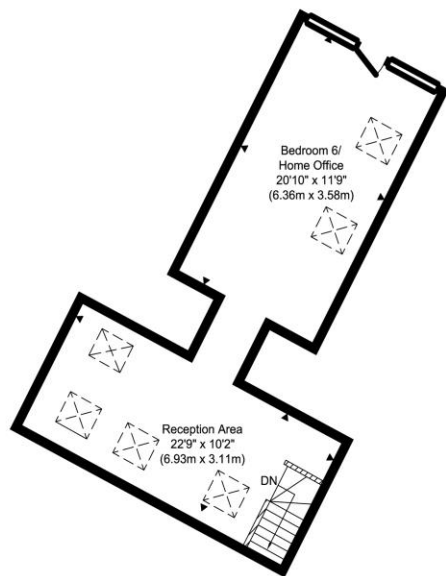




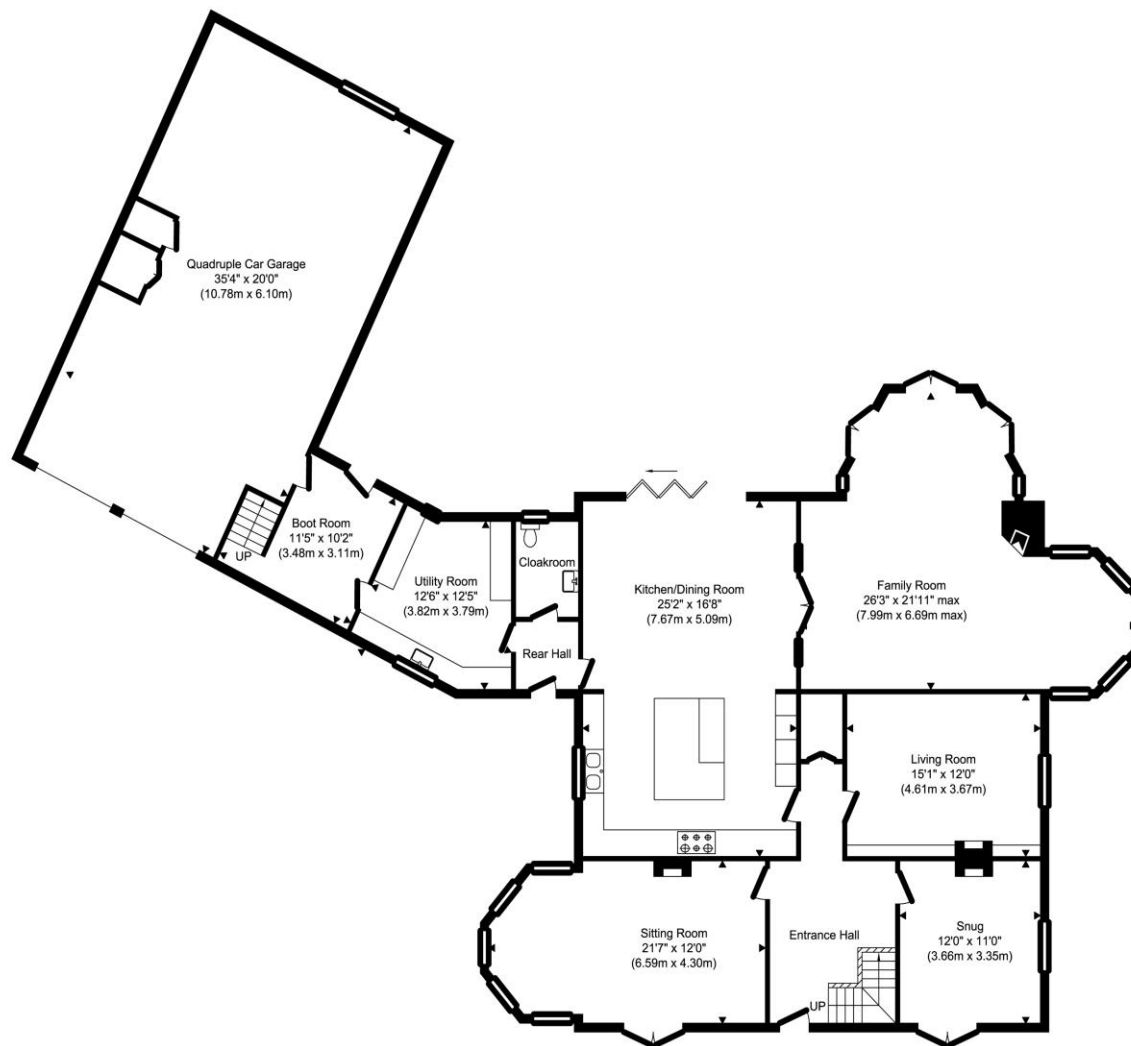
Offices at:

Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888

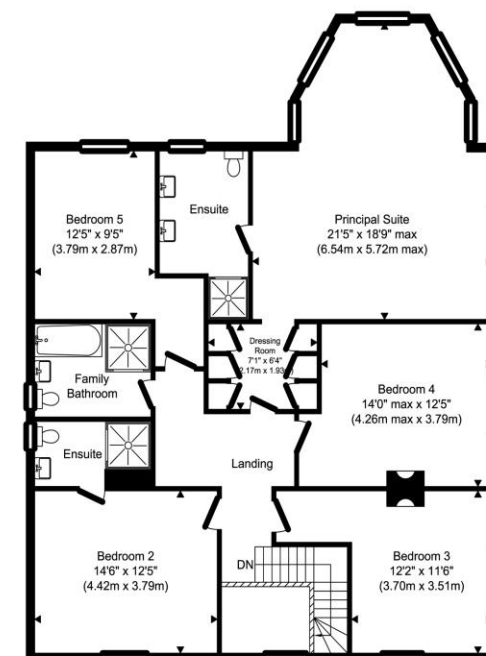




Floor Above Garage  
Approximate Floor Area  
496.96 sq. ft.  
(46.17 sq. m)



Ground Floor  
Approximate Floor Area  
2582.15 sq. ft.  
(239.89 sq. m)



First Floor  
Approximate Floor Area  
1400.81 sq. ft.  
(130.14 sq. m)

TOTAL APPROX. FLOOR AREA 4479.94 SQ.FT. (416.20 SQ.M.)

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