



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

1 KENYON CLOSE, STRATFORD ST. MARY,  
SUFFOLK, CO7 6LJ  
GUIDE PRICE OF £475,000





### **STRATFORD ST MARY**

is situated mid-way between the major towns of Colchester and Ipswich and approx 1 1/4 miles from the picturesque village of Dedham. The village has its own petrol station and post office, two public houses, Hall Farm Shop & Restaurant plus a church and Primary school. Situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities in Dedham include the primary and pre-school education, a church, Co-Op, tea shops and restaurants, dentist surgery amongst others and many local groups and organisations. Catchment area for East Bergholt High School, independent schools in Colchester and Ipswich. A regular bus service runs to Colchester and Ipswich and the main line railway stations in Colchester/Manningtree provide an extensive service to London Liverpool Street. The regional airport of Stansted is approx 45 minutes drive.

### **INTRODUCTION**

A tastefully presented detached four bedroom house in a quiet cul-de-sac location and having a beautiful, established rear garden with seating/reading areas together with a garden room/studio/single garage. The property also benefits from overlooking an attractive





area of greensward to the front.

### INFORMATION

Built in 1985, the property is of brick cavity construction under a tiled roof. Benefitting from double glazed windows and gas fired boiler serving the radiator heating and hot water. The accommodation is beautifully maintained with a stunning fitted Anglia kitchen and delightful gardens with secluded seating/reading areas. The property also benefits from facing onto an area of public "greensward" of approx 1 acre.

### SERVICES

We understand that all mains services are connected to the property.

EPC rating - D

Council Tax Band - E

Local Authority - Babergh District Council 0300 123 4000

Broadband - We understand that Ultrafast Broadband is available in the area. ([checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage))

### DIRECTIONS

From Ipswich along the A12, take the slip-road into Stratford St Mary and follow the road into the village. Continue along The Street for approx 1/3 miles and turn right into Tally Ho Corner. Follow the road to the end and turn right into Kenyon Close where the property will be found on the left facing the greensward.

### ON THE GROUND FLOOR

#### HALLWAY

13' 7" x 6' 5" (4.14m x 1.96m) A solid oak front door opens into this inviting hallway with porcelain tiled floor, stairs to first floor, understair storage area, radiator.

#### LIVING/DINING ROOM

31' 8 max reducing to 24' x 11' 10" (9.65m x 3.61m) Part glazed door leading into this generously sized room with an engineered oak floor, brick fireplace and hearth and inset multi-fuel burner. This room has been extended to front and rear and benefits from a stunning bay window to the front with floor to ceiling glazing allowing light to flood into this space and overlooking the greensward. The rear of the room also benefits from another bay window, again with floor to ceiling glazing which creates an attractive glazed seating/coffee area overlooking the rear garden with patio doors to the patio and garden.





#### **KITCHEN/BREAKFAST ROOM**

23' 0" x 9' 10" (7.01m x 3m) Glazed door from the hall leads into this stunning kitchen with a window to the front and patio doors to rear garden. This outstanding and meticulously designed kitchen has an extensive range of oak Shaker style wall and base units both sides of the room, shaped breakfast bar to one end, granite work surfaces, Butler sink with mixer tap, filter drinking tap and instant hot water tap, integrated dishwasher, integrated washing machine, granite worktops, lowered work space with five-ring NEFF induction hob and pan drawers below with feature open fronts, extractor hood, bin drawer, two NEFF built in ovens, fitted microwave and warming drawer under, further bank of drawers and units, space for American style fridge/freezer, display wall units with lights under, water softener, porcelain tiled floor and attractive tiled splashbacks.



#### **BOOT ROOM LEADING INTO CLOAKROOM**

From the hall a door leads into the cloaks/boot room (approx 5' x 3'3) with tiled floor and through a further door into the W.C. (approx 5'7" x 2'9"), low level wc, corner hand basin, porcelain tiled floor and extractor fan.

#### **OFFICE**

8' 4" x 6' 2" (2.54m x 1.88m) Formerly a utility room now configured as a home office with fitted work space, wall mounted gas fired boiler, porcelain tiled floor, door to the garden and part glazed door to kitchen.



#### **ON THE FIRST FLOOR**

##### **LANDING**

With loft hatch and pull down ladder, airing cupboard with hot water tank.

##### **BEDROOM ONE**

11' 8" x 10' 11" (3.56m x 3.33m) Two windows to the front overlooking the greensward, radiator, fitted wardrobe, book shelving, vanity space with cupboards under, TV wall bracket, wall lights over bed.



##### **EN SUITE**

6' 10 into shower" x 3' 10" (2.08m x 1.17m) fully tiled walls, tiled floor, opaque window to the side, double shower behind glass screen, low level wc and vanity unit with wash hand basin, heated ladder towel rail.



#### BEDROOM TWO

12' 0" x 10' 11" (3.66m x 3.33m) Window to the front overlooking the greensward, radiator, over-stairs cupboard, TV wall bracket.

#### BEDROOM THREE

12' 7" x 10' 4 into clothes recess" (3.84m x 3.15m) Window to rear, radiator. clothes recess with hanging rail.

#### BEDROOM FOUR

10' 10" x 8' 4" (3.3m x 2.54m) Window to rear, radiator.



#### FAMILY BATHROOM

7' 7" x 6' 10" (2.31m x 2.08m) Window to rear, fully tiled walls, upright towel radiator, P-shaped jacuzzi bath with power shower over, display niche and glazed shower screen, low level w.c, bidet, pedestal wash hand basin with mirror over, deep window sill, porcelain tiled floor,

#### OUTSIDE

The front of the property overlooks an area of greensward (approx 1 acre sts). A pathway leads along the side of the greensward to a path which leads to the front door. Either side of the pathway is an array of established shrubs and plants. A side pathway leads through a gate and continues to the rear garden.



The private rear garden is thoughtfully designed with shingle and paving and being beautifully planted, providing a quiet sanctuary with established shrubs and flowers. A patio spans the rear of the property with pathway leading to a shady seating area to the rear and a secluded seating/reading area to the side. Double gates lead to the rear parking area\* with two parking spaces. From the rear parking area double doors open into the single **GARAGE/STUDIO/PARTY ROOM** (approx 18' x 9'6") which has a multitude of uses benefiting from a part-glazed north-light roof, porcelain tiled floor, power for appliances and glass sliding doors opening to the garden. Due to it's orientation this room makes an ideal studio for drawing, painting or a useful room for parties.

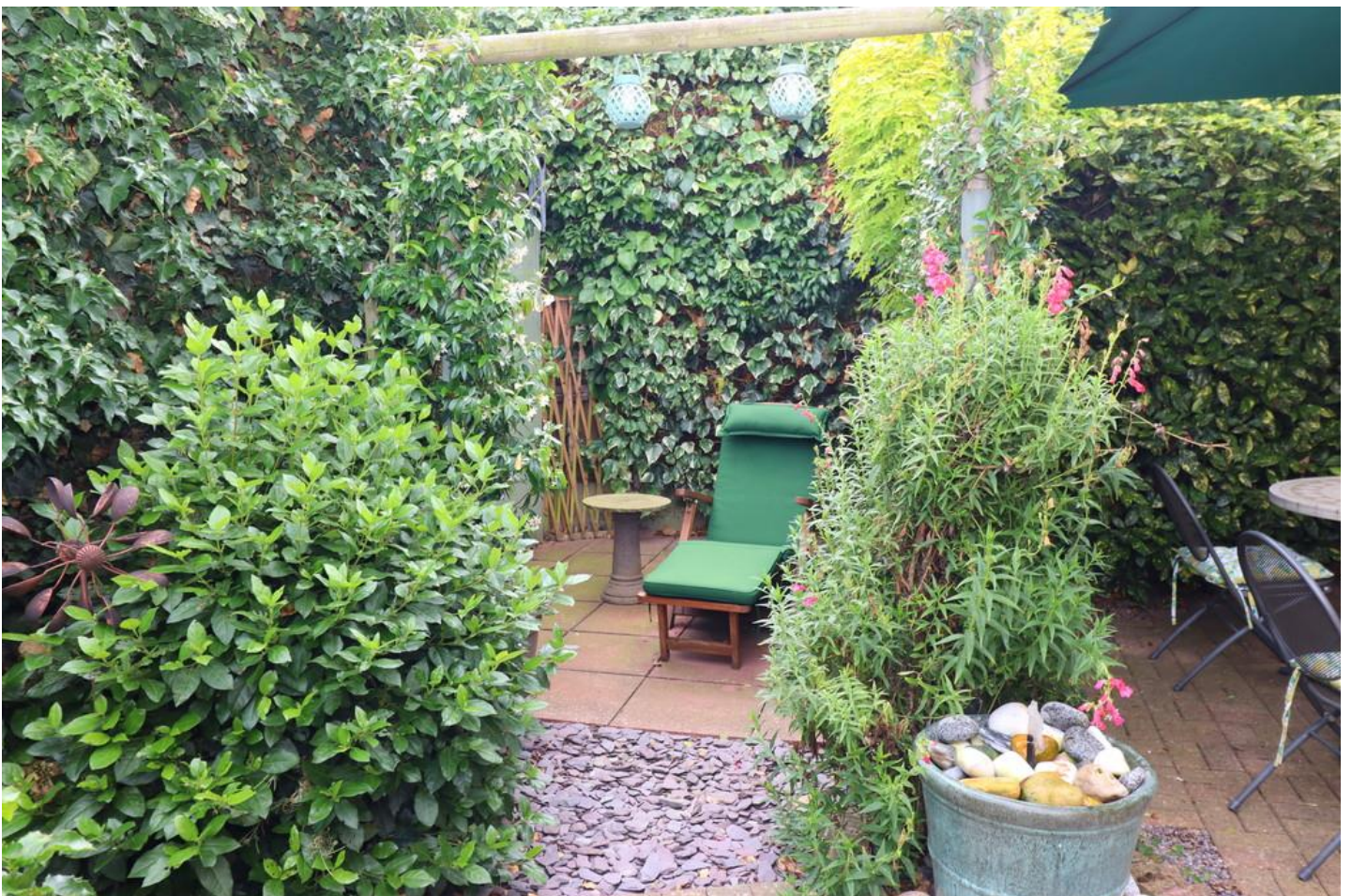
\* Please note - We understand that the property has a Right of Way along the driveway leading to the parking area at the rear which is owned by No 4 and is shared by the neighbouring properties.



**AGENTS NOTE**

Note 1 - It should be noted that the Greensward to the front of the property is owned and maintained by the Council.

Note 2 - As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Grier & Partners - 2025

