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## Cappers House

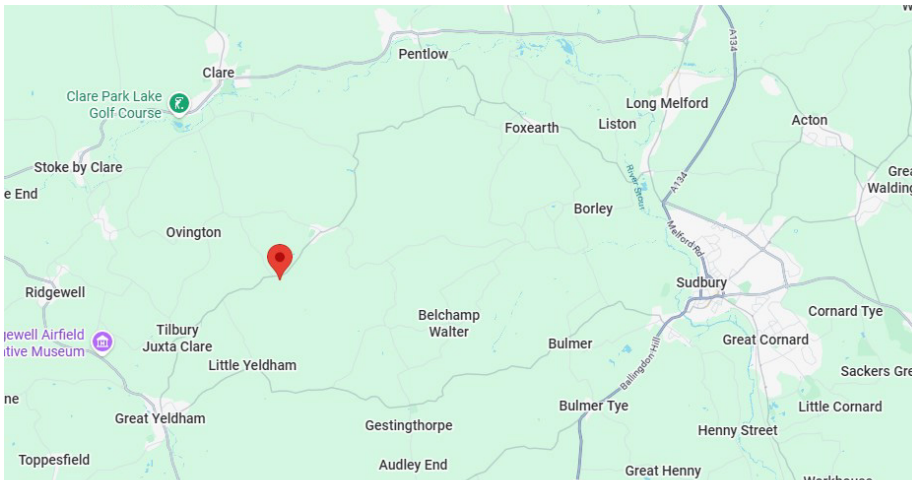
Belchamp St. Paul, Suffolk

# Cappers House

Knowl Green, Belchamp St. Paul, Sudbury, Suffolk CO10 7BZ

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This spacious and beautifully presented high specification four bedroom detached house is situated in a quiet semi-rural village location with an abundance of off-road parking and generous gardens measuring in all about 0.45 of an acre, backing onto farm land.



- Spacious family home
- Countryside views
- High specification
- Open plan kitchen
- Generous gardens
- Off-road parking for multiple vehicles

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## INTERIOR

Entrance into a generous HALLWAY with Travertine flooring and staircase leading to the first floor with space beneath and doors to SITTING ROOM a generous reception room with log burning stove set within a red brick chimney with a stone hearth, sliding doors to the rear garden and outlook to the front. OFFICE with Travertine flooring, built-in storage cupboards, desk and outlook to the rear. SNUG/PLAYROOM a versatile space that could be used as a Snug, currently utilised as a children's playroom with outlook to the front. KITCHEN/FAMILY ROOM a stunning open-plan space with outlook to the front, roof lanterns and bi-fold doors leading to the rear terrace and a corner mantel log burning stove. The kitchen area comprises a range of bespoke handmade wall and base units under quartz worktop with ceramic 1.5 bowl sink inset. Integrated appliances include a full height fridge and freezer, two wine coolers, dishwasher and a range-style cooker, Travertine flooring, built-in media unit and door to UTILITY ROOM with a further range of wall and base units under granite worktop with Butler sink inset. Integrated appliances include a fridge, freezer and pantry cupboard whilst there is space and plumbing for a washing machine and tumble dryer. A door leads to the CLOAKROOM with vanity sink unit and WC.

### FIRST FLOOR

The first floor enjoys a spacious LANDING with access to the roof space and rooms off and features four generous double bedrooms including a prominent Master with outlook to the front over open countryside and a walk-in Dressing Room. BEDROOMS 2 and 3 are of similar size and both feature built-in wardrobes and enjoy an outlook to the front and rear, both with views over open countryside. BEDROOM 4 currently utilised as a dressing room with built-in over stairs storage cupboard and outlook to the front. BATHROOM stylishly fitted with a freestanding roll top bath with shower attachment, separate tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and outlook to the rear over open countryside. SHOWER ROOM again, stylishly fitted with a walk-in shower cubicle, WC, pedestal sink unit and tiled flooring.



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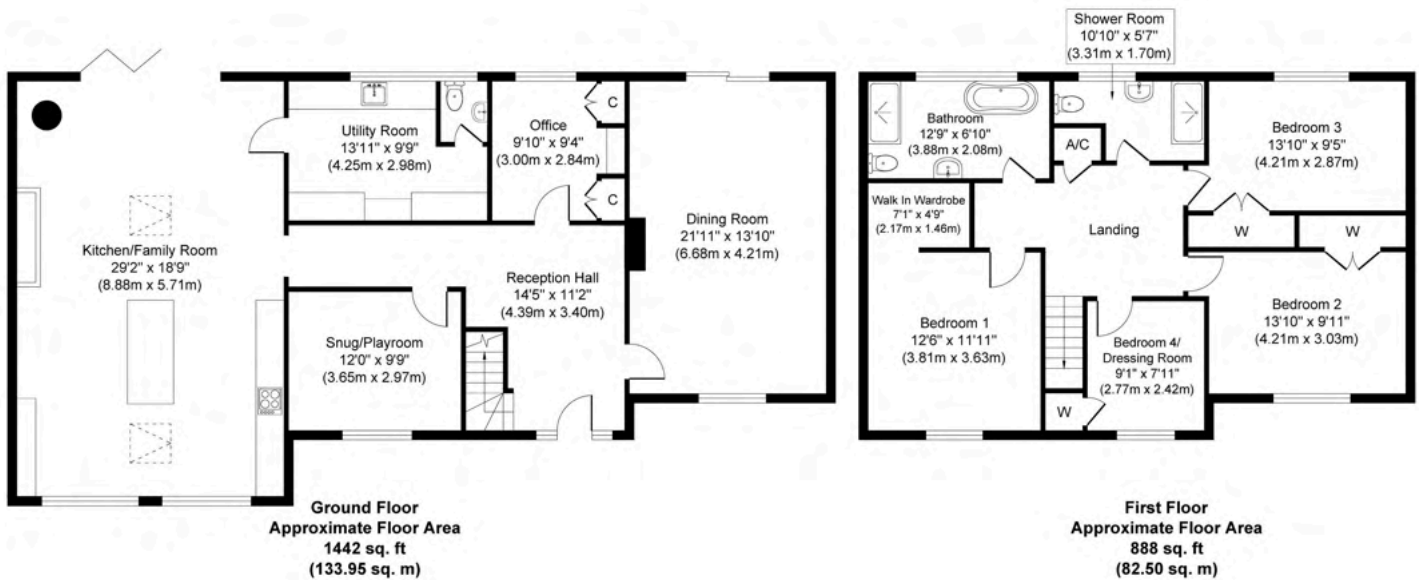
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## EXTERIOR

To the front the property features an expansive gravelled parking area, providing parking and turning for multiple vehicles set behind a pair of Suffolk gates. The gardens provide access to the rear of the property via both sides with areas of traditional lawn, leading to an expansive rear garden featuring a large area of traditional lawn enclosed with wall and hedged borders interspersed with mature flower beds and an extensively paved dining terrace running the entire rear footprint of the property. A decked area with a pergola over is set adjacent the countryside views.



# Floorplan



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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# Belchamp St. Paul

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine slate village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street via Sudbury (7 miles to the station), Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

## Material Information

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

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: E. £2,682.37 per annum.

PROPERTY POSTCODE: CO10 7BZ.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 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 known.

RESTRICTIONS ON USE OR COVENANTS: None.

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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