



DAVID
BURR

Swaynes
Stratford St Mary, Suffolk

An immaculately presented four-bedroom (one en-suite) detached family home enjoying a tucked-away position within a small, well-planned development in the highly regarded village of Stratford St Mary. Situated within walking distance of the village primary school and a range of local amenities, the property occupies an enviable setting within the Dedham Vale Area of Outstanding Natural Beauty, close to the Suffolk/Essex border.

Thoughtfully improved by the current owners, the accommodation is arranged over two floors and offers versatile, well balanced living space ideally suited to modern family requirements. The property combines a practical layout with stylish contemporary finishes, excellent storage, flexible ancillary accommodation and direct access onto adjoining recreational space.

The accommodation is approached via a welcoming entrance hall, currently utilised as a home office, complete with LED spotlights. This opens to an inner hall fitted with an extensive range of bespoke storage solutions, providing an attractive first impression and enhancing the day to day functionality of the home.

The principal reception space is a bright dual aspect sitting room, enjoying an abundance of natural light, wood effect flooring and views across the rear gardens. A glazed door provides direct access outside, between the internal living space and the garden beyond.

Further ground floor accommodation includes a partly tiled cloakroom and an impressive dual aspect kitchen/dining room. This sociable family space is fitted with a range of shaker style units beneath wood effect work surfaces and complemented by a selection of integrated appliances. A picture window frames attractive views across the rear garden, while a further door provides access to the adjoining inner hall.

Linking the principal residence to the former garage, the inner hall provides both front and rear access and serves a highly versatile converted space currently arranged as a games room and gym. This room benefits from newly fitted work surfaces above a range of fitted storage units and is complemented by a separate utility room, making the space ideally suited to family life, hobbies, fitness, home working or further storage.

and excellent access to nearby towns, making it a highly desirable setting for family life.

Arranged over the first floor are four generously proportioned double bedrooms, providing excellent accommodation for families or visiting guests. The bedrooms are served by a newly fitted family bathroom, while the principal bedroom further benefits from a high specification en-suite shower room with natural stone detailing to the windowsill and wash hand basin surround.



5 Swaynes, Stratford St. Mary, Suffolk, CO7 6YQ

Externally, the property enjoys ample private parking and well-maintained gardens extending beyond the width of the house. Side access and gated access directly onto the adjoining recreation ground further enhance the appeal, particularly for families and those seeking immediate access to open green space. The property also benefits from eight solar panels positioned on the front elevation, improving energy efficiency and adding to its long term practicality.



- **Immaculately presented four bedroom detached family home**
- **Tucked away position on a small, well planned development**
- **Highly regarded village of Stratford St Mary**
- **Within walking distance of the village primary school and amenities**
- **Located within the Dedham Vale Area of Outstanding Natural Beauty**
- **Thoughtfully improved by the current owners**
- **Bright dual aspect sitting room with garden access**
- **Impressive dual-aspect kitchen/dining room with shaker-style units**
- **Versatile converted former garage, currently used as games room and gym**
- **Separate utility room and ground floor cloakroom**
- **Four double bedrooms, newly fitted family bathroom and principal en-suite**

Stratford St Mary is a particularly well-regarded village, positioned within the beautiful Dedham Vale Area of Outstanding Natural Beauty and surrounded by some of the region's most attractive countryside. The village offers a strong sense of community, a primary school, and plenty of local amenities.

The property's tucked-away position, direct access to the recreation ground and proximity to village facilities make it an especially appealing home for those seeking convenience, privacy and lifestyle benefits in equal measure. With its modern improvements, flexible accommodation, energy-efficient features and highly regarded village setting, this is a superb family home well suited to contemporary living.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C

WHAT3WORDS: fixture.nurture.attitudes

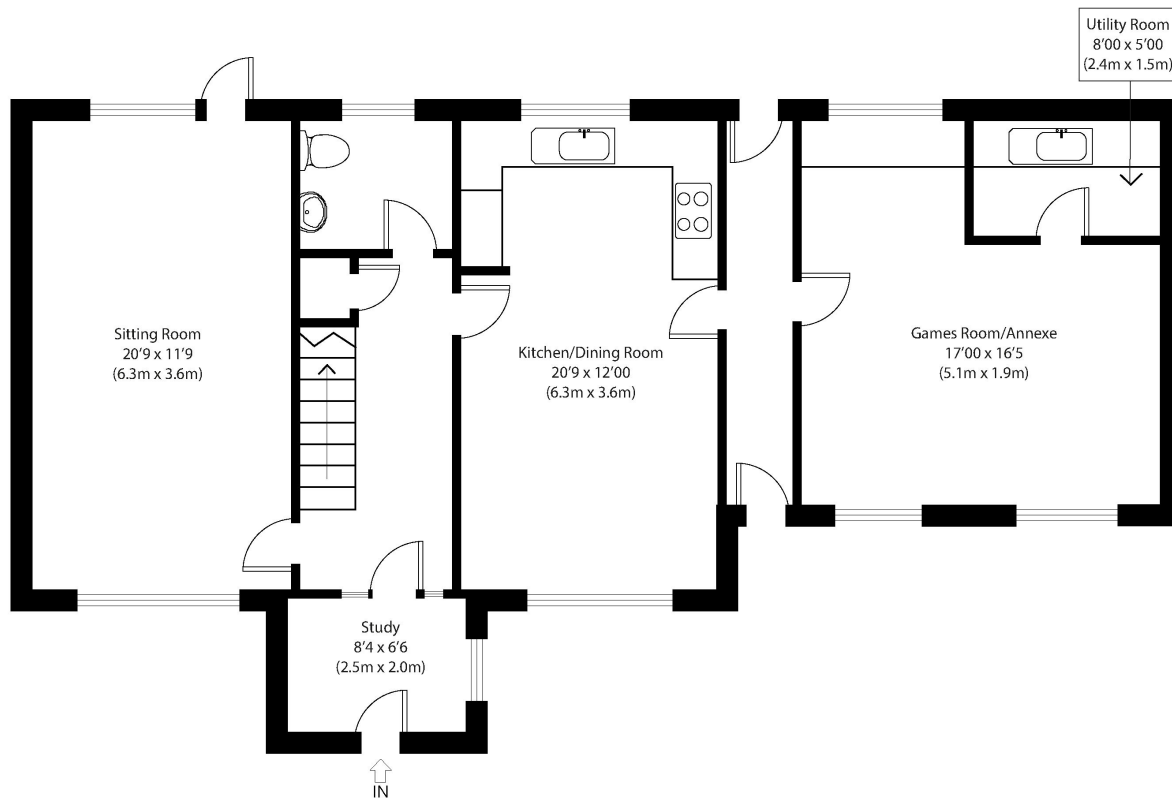
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

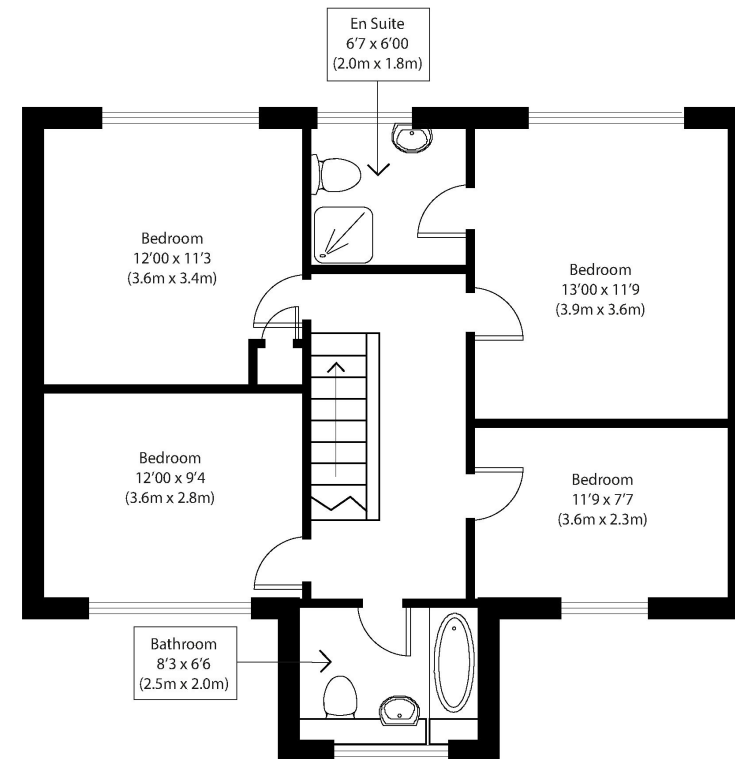
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.





Ground Floor



First Floor


Approximate Gross Internal Area
1710 sq ft (159 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation.
 copyright www.photohausgroup.co.uk



Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

Bury St Edmunds 01284 725525 - London 0207 8390888 - Linton & Villages 01440 784346

