



DAVID
BURR

Marsh House
Higham Marsh, Stoke By Nayland



Marsh House, Higham Marsh, Stoke By Nayland, CO6 4SX

Marsh House is a charming three-bedroom detached period home, occupying an exceptionally private and secluded position between the sought-after villages of Stoke-by-Nayland and Higham, close to the Suffolk/Essex border. Unlisted and set within grounds of approximately 0.86 acres, the property enjoys a rare sense of peace and separation, with no immediate neighbours and established gardens surrounding the house.

The property has been sympathetically extended and improved, most notably by a substantial single-storey rear addition, enhancing both the scale and flexibility of the accommodation. Period character remains a defining feature throughout, with exposed wall and ceiling timbers, timber-framed casement windows, stripped pine flooring and fireplaces contributing to the home's traditional charm.

The accommodation is approached via an entrance hall leading to a characterful sitting room with a central fireplace housing a bottle gas-fuelled fire. To the rear, the garden room provides an attractive informal living space, filled with natural light and enjoying direct views across the gardens.

A central hall with study recess gives access to the dining room, a well-proportioned reception room with stripped pine flooring, exposed timbers, a central fireplace and double doors opening to the side. Beyond, a rear hall provides additional access and cloak storage. The kitchen is fitted with an extensive range of shaker-style units and incorporates a De Dietrich hob and Miele oven.

The ground floor is further enhanced by a substantial double bedroom, offering excellent versatility as a principal bedroom, guest suite or additional reception room. This room benefits from garden access, fitted wardrobes and an en-suite bathroom with separate shower and roll-top bath. A utility room, large store room and deep double garage with electric up-and-over doors provide excellent practical space.

- **NO ONWARD CHAIN**
- **Detached unlisted period property in a secluded position**
- **No immediate neighbours, providing a rare sense of privacy**
- **Set on the periphery of the highly regarded village of Stoke-by-Nayland**
- **Attractive Suffolk/Essex border location**
- **Substantial rear single-storey addition creating flexible living space.**
- **Generous reception space including sitting room, dining room and garden room.**
- **Double garage of notable depth plus parking for approximately six vehicles.**
- **Convenient access to surrounding countryside, nearby villages, Colchester, Sudbury and Dedham**

At first-floor level are two generously sized double bedrooms served by two well-appointed bathrooms, creating flexible accommodation for family members, guests or home working.

Outside, Marsh House is approached via a brick-paved parking area providing space for approximately six vehicles, in addition to the double garage. The gardens extend to approximately 0.86 acres and are predominantly laid to lawn, interspersed with mature trees, hedging and planting, creating an established and highly private setting.

Stoke-by-Nayland is one of the area's most desirable villages, positioned close to the Suffolk/Essex border and well known for its attractive period architecture, village amenities, and beautiful surrounding countryside. Associated with the celebrated Dedham Vale and Stour Valley landscape, the area offers beautiful walks and access to neighbouring villages and market towns.

The location is particularly well suited to those seeking a balance of rural seclusion and accessibility. Colchester, Sudbury, Hadleigh and Dedham are all within reach, providing a wider range of shopping, schooling, leisure and transport facilities. For buyers seeking privacy, character and generous grounds while remaining connected to village life and the wider regional road and rail network, Marsh House represents a highly appealing opportunity.

TENURE: Freehold

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

EPC RATING: E

WHAT3WORDS: ///commuted.repay.dirt

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.

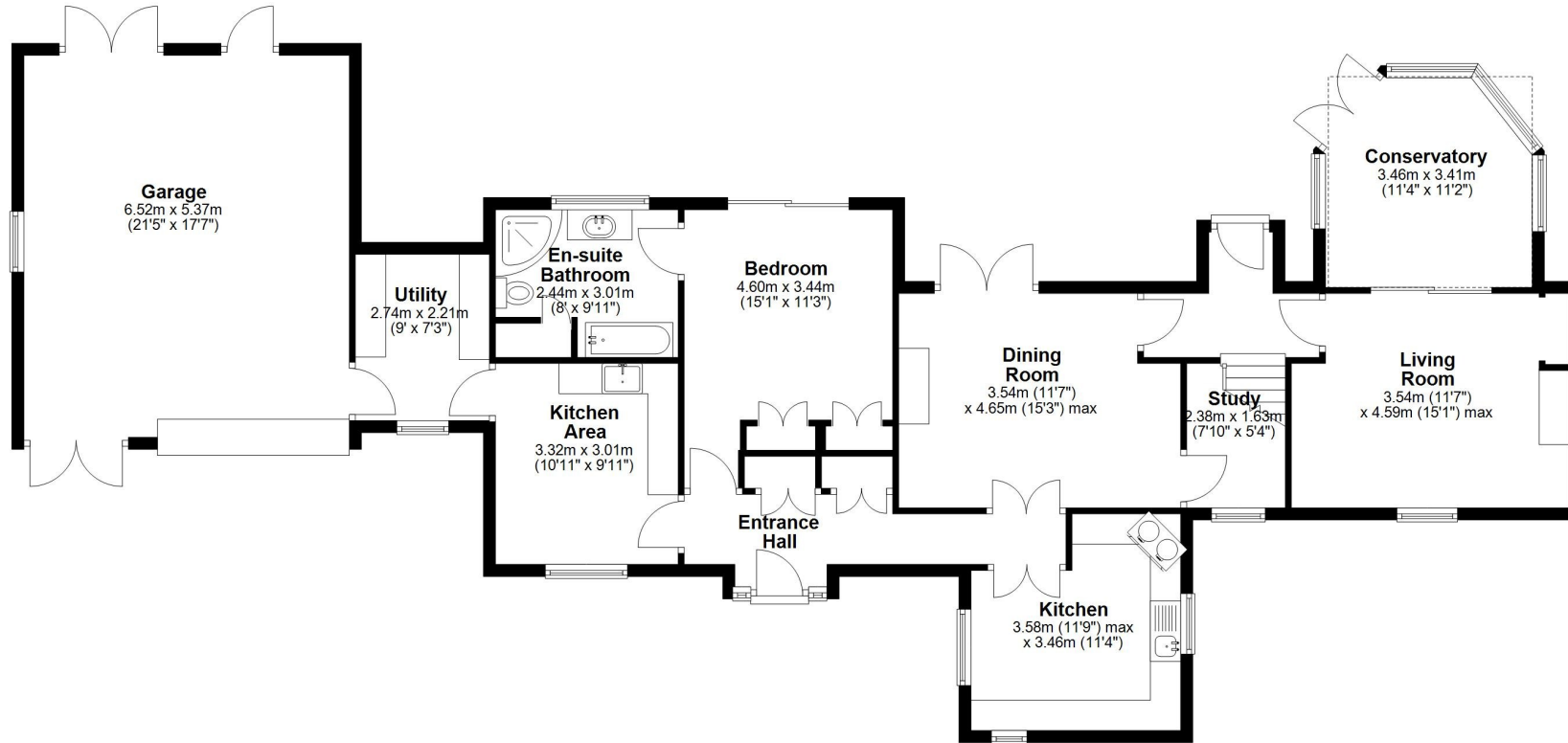
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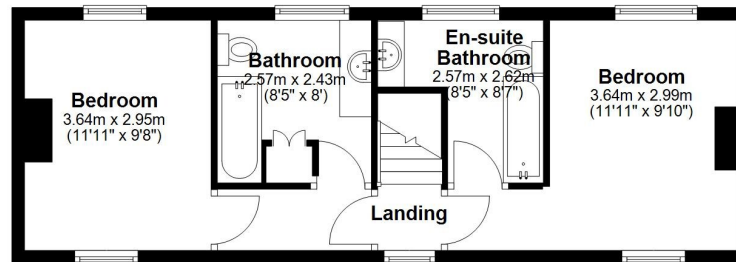




Ground Floor
Approx. 146.1 sq. metres (1572.3 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 187.2 sq. metres (2014.9 sq. feet)

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