



Amberley
Finningham, Suffolk

DAVID
BURR



Amberley, Church Lane, Finningham, IP14 4JB

Finningham is a highly regarded and attractive Mid Suffolk village, known for its strong sense of community and picturesque rural surroundings. The village church stands as a focal point, reinforcing the timeless character of the setting. Surrounded by open countryside yet within convenient reach of Stowmarket, Eye and Diss, the location offers the perfect balance of rural tranquillity and connectivity. Mainline rail services to London Liverpool Street are available from both Stowmarket and Diss, making the area particularly appealing for those seeking country living without compromise. Finningham represents Suffolk village life at its most authentic — peaceful, connected and enduringly desirable.

Amberley is the epitome of the classic Grade II Suffolk country home, timeless in appearance, generous in scale and rich in character. Its handsome white rendered elevations and tall brick chimneys create immediate presence, whilst inside the property reveals a wealth of retained period detail including exposed timbers, fireplaces and beautifully balanced rooms with excellent ceiling heights. The house extends to approximately **2,258 sq ft** of highly versatile accommodation, arranged over three floors, offering both graceful reception space and practical family living.

A Grade II listed Suffolk House of Substance & Soul.

Ground Floor – Warmth & Welcome

A generous entrance hall immediately conveys the tone of the house, inviting, characterful and comfortable. The principal reception rooms are beautifully proportioned:

- A splendid sitting room (17'1" x 17'1") centred around a substantial open fireplace — the natural heart of the home
- An elegant dining room ideal for formal entertaining and family gatherings
- A recently modernised kitchen, thoughtfully designed with extensive cabinetry and workspace
- An outstanding walk-in larder, increasingly rare and immensely practical
- Utility room and cloakroom/WC

The layout provides excellent flow between rooms, combining traditional formality with modern-day usability.

First & Second Floors – Space to Grow

The first floor offers a particularly impressive principal bedroom (17'1" x 17'1"), a calm and well-proportioned retreat enjoying views over the gardens. Two further bedrooms and a family bathroom complete this level.

A secondary staircase rises to the second floor, where a generous landing leads to two further bedrooms, ideal for guests, independent teenagers, or those seeking dedicated work-from-home space. The flexibility of the upper floors ensures the house can adapt effortlessly to changing family needs.

Gardens & Grounds – A Private Setting

Approached via a gated driveway, Amberly enjoys privacy and maturity rarely found within a village setting.

The gardens, extending to approximately 0.25 acres, are a genuine highlight, sweeping lawns framed by established trees and specimen planting, creating year-round interest and a wonderful sense of seclusion.

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Outbuildings include:

- A detached double garage (17'3" x 14'3")
- A charming period barn (approx. 5.20m x 3.50m), currently used for storage but offering potential for alternative use, subject to the necessary permissions

The outlook towards the village church enhances the sense of place and history that defines this exceptional home.

SERVICES: Mains water, electricity and drains. Oil fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

COUNCIL TAX: Band E

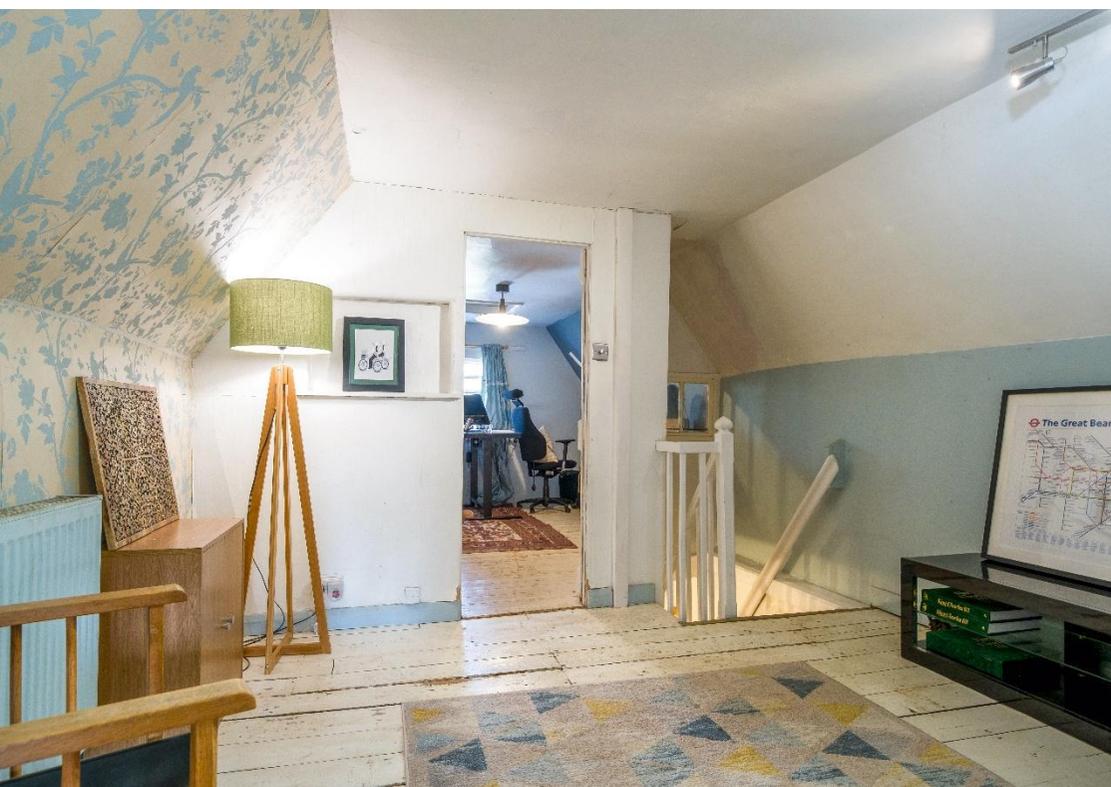
EPC RATING: Not applicable

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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.





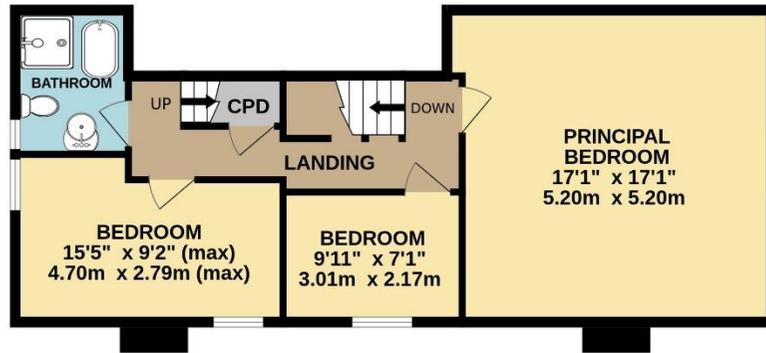


TOTAL FLOOR AREA (approx.)

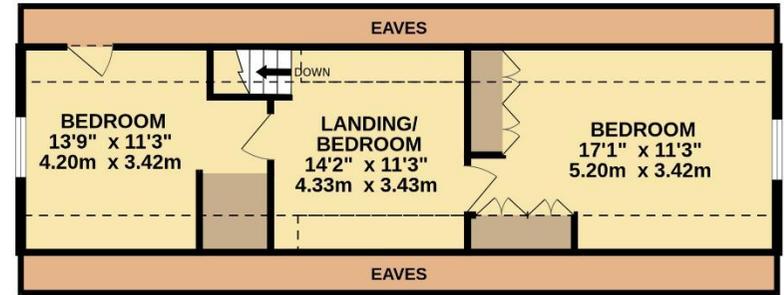
Accommodation: 2258 sq.ft (209.8 sq.m) - Garage/Outbuildings: 452 sq.ft (42.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

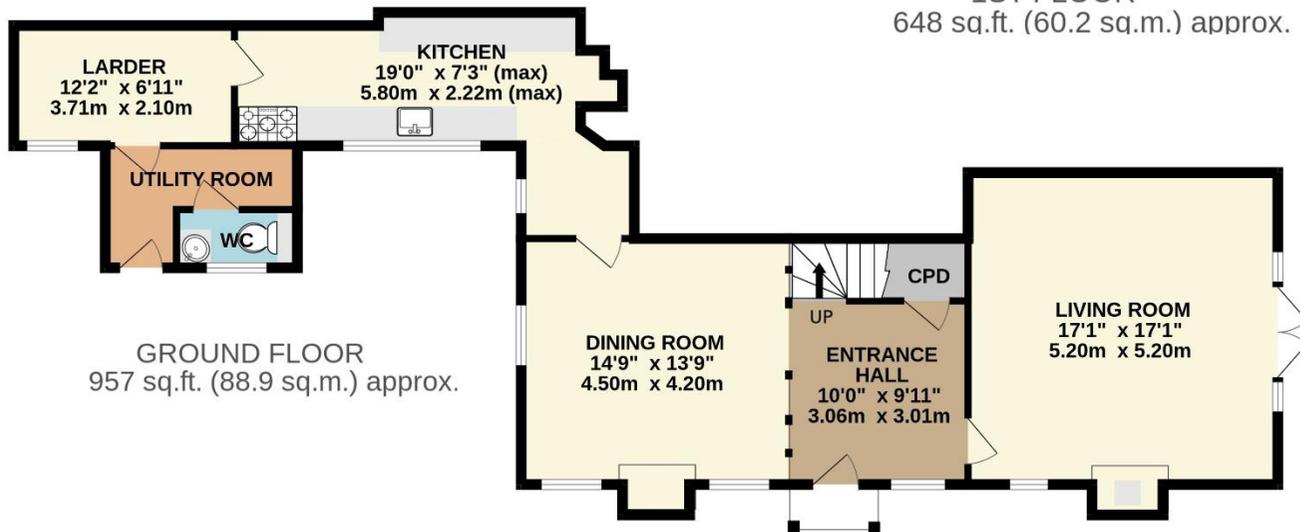
Produced for David Burr Estate Agent.



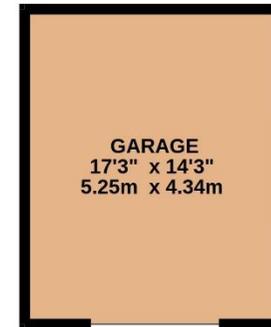
1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



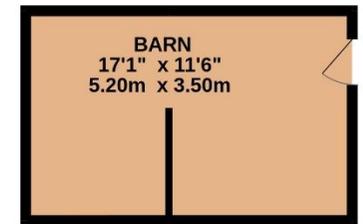
2ND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



GARAGE
17'3" x 14'3"
5.25m x 4.34m



BARN
17'1" x 11'6"
5.20m x 3.50m

