



1 The Island
Stratford St Mary, Suffolk

DAVID
BURR



1 The Island, Stratford St Mary, Suffolk, CO7 6JT

The Island is a highly sought-after riverside setting located on the Suffolk–Essex border, renowned for its scenic beauty and tranquil environment. The River Stour forms the centrepiece of the local landscape, offering a unique waterside lifestyle with opportunities for walking, boating and wildlife observation. The nearby village amenities and surrounding countryside contribute to a strong sense of rural character while remaining accessible to nearby towns.

The property lies within easy reach of Dedham Vale, an Area of Outstanding Natural Beauty, celebrated for its rolling countryside, historic villages and cultural significance. The area is particularly well regarded for its local dining, with the acclaimed Talbooth Restaurant visible across the river, and for convenient transport links via nearby Manningtree and Colchester, providing mainline rail services to London Liverpool Street.

- ☐ **Riverside Facing Cottage on Approx. ¾ Acre Plot**
- ☐ **Siting room and Dining room and Study**
- ☐ **Un-listed End Terraced House**
- ☐ **Requiring Modernisation and Refurbishment**
- ☐ **Two Bedrooms with One En-suite Cloakroom**
- ☐ **Kitchen/Conservatory**
- ☐ **Village Location With Generous Size Rear Gardens**
- ☐ **Large Workshop**
- ☐ **Ground Floor Bathroom**
- ☐ **Access to A12 and Manningtree Mainline Station**

Residing on a plot of approximately ¾ acre Number 1, The Island occupies a truly delightful riverside position, enjoying attractive gardens with direct access onto the River Stour. The property offers a rare opportunity to acquire a home of considerable character and potential in a highly picturesque setting, with uninterrupted water views forming a defining feature of the accommodation and grounds.

The internal layout is centred around a welcoming sitting room positioned to the front of the property, featuring a central fireplace and a door and window that frame views across the gardens and river beyond. Adjoining the sitting room is a recessed area, well suited for use as a home office. There is a separate study and a kitchen/conservatory. From the central hall, a staircase rises to the first floor, while a ground floor shower room provides practical everyday facilities.

At first floor level, the accommodation comprises a landing and reading area, with two walk-through bedrooms located to the front of the property, both benefiting from the riverside outlook. Some ceiling damage is noted at this level, offering scope for remedial works and further enhancement. Externally, the gardens extend directly to the river's edge, affording uninterrupted views across the Stour towards the renowned Talbooth. Parking is provided to the front of the property on a shared basis with Number 3.

TENURE: Freehold

SERVICES: Services include mains water and electricity, oil-fired central heating and shared private drainage.

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

EPC RATING: F

WHAT3WORDS: quickly.prove.stems

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

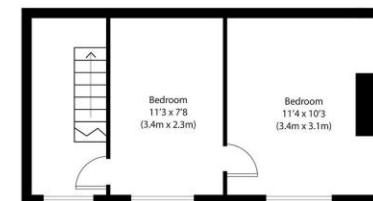
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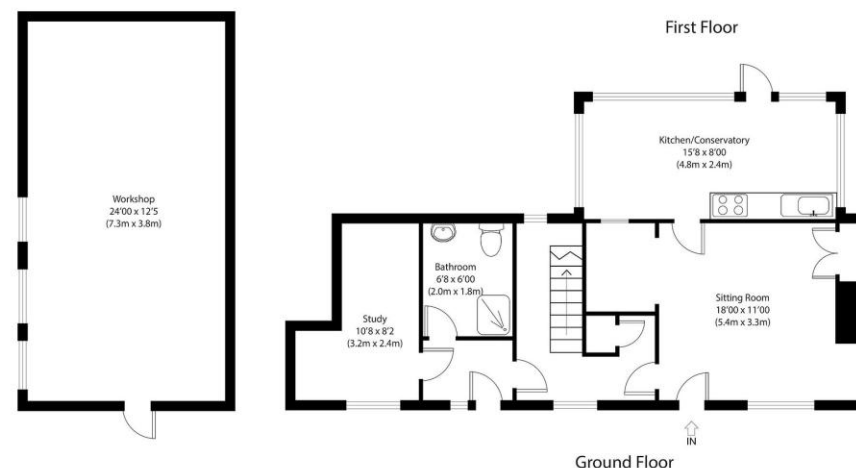
Approximate Gross Internal Area
Main House 820 sq ft (76 sq m)
Outbuilding 300 sq ft (28 sq m)
Total 1120 sq ft (104 sq m)

Disclaimer: These measurements are approximate and are for guidance 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 necessary valuations. Copyright www.photobuildings.co.uk

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First Floor



Ground Floor

