

DAVID
BURR



1 March Place
Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8RH

A beautifully presented four-bedroom detached home, set within a popular residential setting in the historic market town of Clare. Combining generous living space with a considered, contemporary interior, this is a home that feels both welcoming and well suited to modern family life.

The ground floor offers a lovely balance of reception and entertaining space, with a large sitting room and a stylish kitchen and dining area. The latter is fitted with classic cabinetry, generous work surfaces and a range cooker, with French doors opening onto the garden and allowing natural light to flow through. A bright conservatory provides further space to sit and enjoy views across the garden, creating a natural extension of the living accommodation. Upstairs, four bedrooms provide flexibility for family life, visiting guests or working from home, complemented by a beautifully appointed bathroom. Throughout, the interiors are finished in a soft, neutral palette, with thoughtful detailing and a calm, cohesive feel.

Outside, the rear garden offers a generous lawn bordered by established hedging, with a paved terrace providing space for outdoor dining and summer gatherings. A separate garage and driveway parking add further practicality.

Clare itself is a particularly appealing Suffolk town, known for its historic streets, independent shops, traditional pubs and surrounding countryside. With everyday amenities close at hand and a strong sense of community, it offers an attractive setting for those seeking village-town life with plenty to explore beyond the doorstep.

A well-presented family home with four bedrooms, inviting living spaces, a generous garden and the added benefit of a separate garage, all within easy reach of Clare's many amenities.

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BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 3.
- Bathrooms: 1.
- Off-road parking and single garage..
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band D.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and 1000 mpbs upload. Telephone
- Signal: Yes.

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- Council Tax: Band D. £2,351.47 per annum.
- Local Authority: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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ABOUT THE AREA

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (16 miles)
Cambridge (27 miles)
Newmarket (16 miles)
Sudbury (9 miles)

Pubs and Restaurants

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (9 miles)

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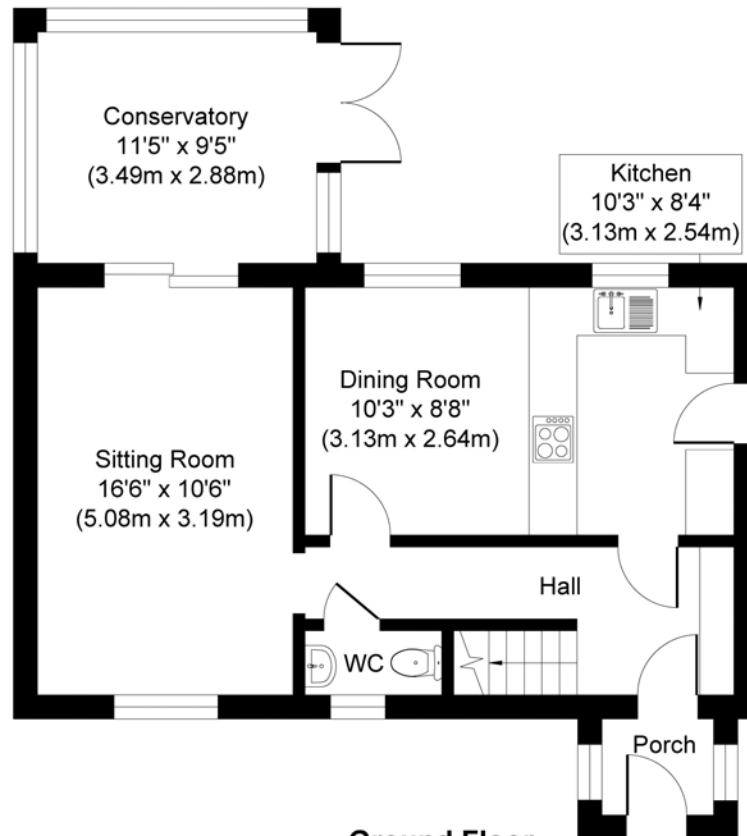




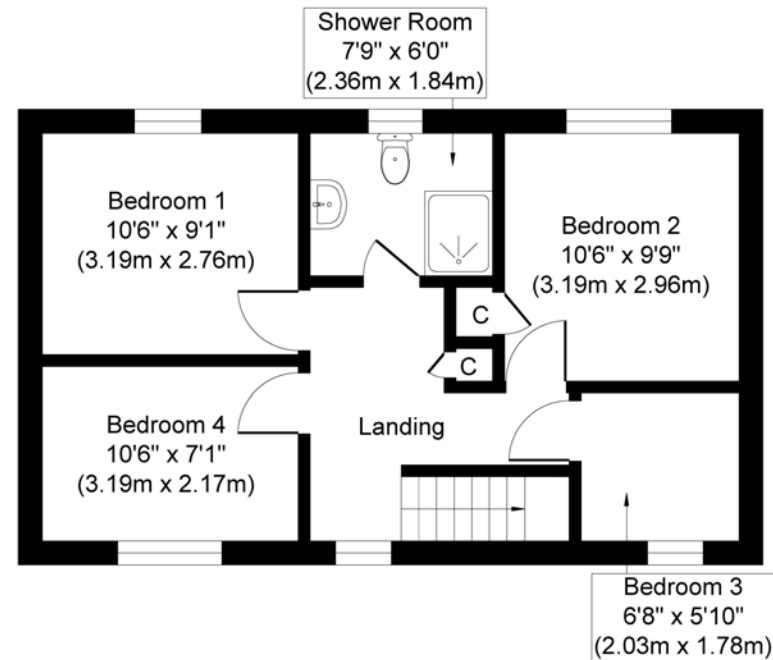




FLOORPLAN



Ground Floor
Approximate Floor Area
617 sq. ft
(57.33 sq. m)



First Floor
Approximate Floor Area
475 sq. ft
(44.15 sq. m)

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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Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk