

DAVID
BURR



17 Cordwainer Close
Kedington, Suffolk

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Kedington, Haverhill, Suffolk, CB9 7ZG

A quietly positioned family home with a generous garden and plenty of room to make it your own. Tucked away within a peaceful corner of Kedington, 17 Cordwainer Close is the sort of house that reveals its appeal gradually. A comfortable, well-kept family home, it combines generous accommodation with a particularly good garden, a substantial double garage, and the everyday ease of village life. From the outside, the house has a pleasingly traditional feel, with warm red brick, pitched tiled roofs and a series of gabled elevations that give it considerably more character than its modern construction might suggest. To the rear, the garden is unusually generous for a property of this type, a broad sweep of lawn bordered by mature planting and established trees creating a private and surprisingly green outlook. Inside, the house is wonderfully light and practical. The entrance hall provides a proper sense of arrival, with the staircase rising ahead and doors leading naturally into the principal rooms. There is a comfortable sitting room with a handsome fireplace, a well-appointed kitchen with plenty of storage and workspace, and further reception space that could work equally well as a dining room, study or family room. Upstairs, the bedrooms are comfortably proportioned, with the principal bedroom enjoying plenty of natural light and the flexibility to accommodate good-sized furniture. The overall impression is of a home that has been carefully looked after and is ready for its next chapter, while offering scope for new owners to gradually introduce their own style. But it is outside where the house really begins to make sense. The garden stretches away from the house as a lovely piece of private green space somewhere for children to play, dogs to roam, vegetables to grow or simply for a table and chairs in the sunshine. There is room here to garden, entertain and enjoy the changing seasons without feeling overlooked. The double garage and generous driveway are another significant asset, providing excellent parking and considerable storage, increasingly rare qualities in modern village housing. Kedington itself offers a lovely balance between countryside and convenience. Set amongst the rolling landscape of west Suffolk, the village has a strong community feel, while the nearby market town of Haverhill provides a broader range of everyday amenities. For those who enjoy country walks, open fields and the slower rhythm of village life, there is plenty to discover close to home, whilst Cambridge and the larger centres of East Anglia remain within reach for work and leisure. 17 Cordwainer Close is ultimately a house about space and ease: a comfortable home, a surprisingly generous garden and a quiet village setting. A place that has been thoroughly enjoyed, and one that offers its next owners the opportunity to settle in, make it their own and enjoy everything that life in this corner of Suffolk has to offer.

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Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 3.
- Bathrooms: 2.
- Double garage and off-road parking.
- Services: Mains water, electricity. Gas-fired heating. Mains drainage.
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 1000 mpbs download and 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or <https://checker.ofcom.org.uk/>.

- Council Tax: Band E. £2,874.02 per annum.
- Local Authority: West Suffolk Council.

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. 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.

ABOUT THE AREA

Kedington is a popular village located to the west of Clare, enjoying easy access to Haverhill and Cambridge beyond. The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (19 miles)
Cambridge (21 miles)
Newmarket (13 miles)
Sudbury (14 miles)
Clare (5 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

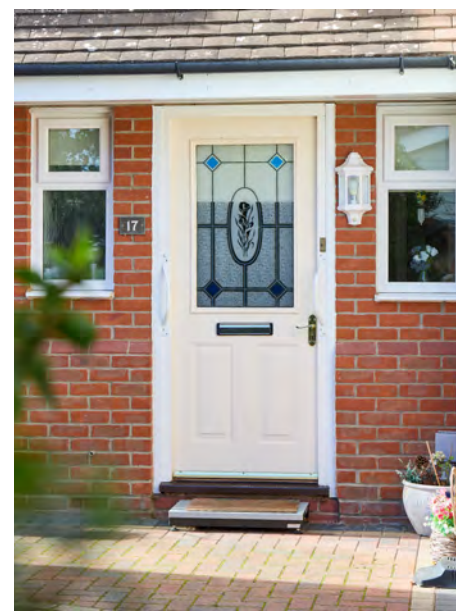
Barnardiston Hall Preparatory School (2 miles)
Culford School (20 miles)
The Perse School (17 miles)

Train Stations

Audley End (17 miles)
Cambridge (21 miles)
Bury St Edmunds (19 miles)

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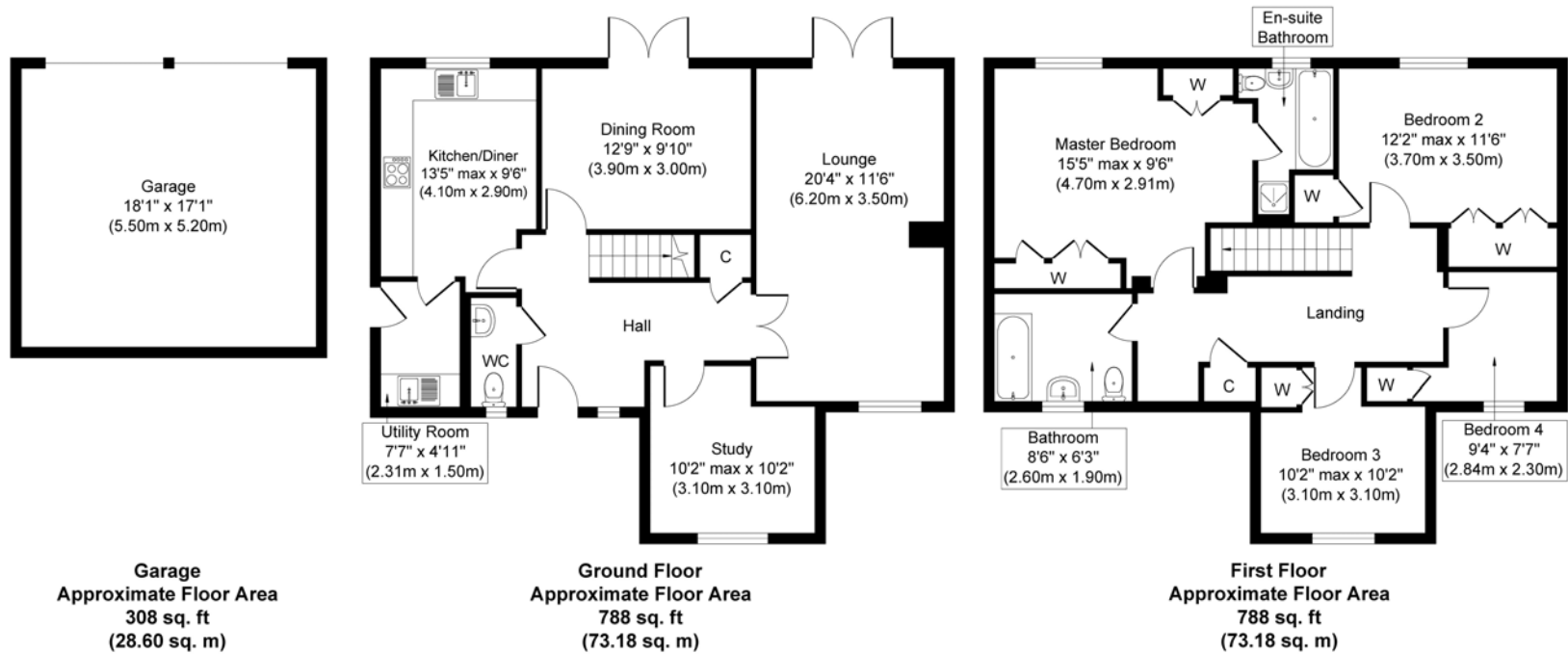
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FLOORPLAN



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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BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



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