



**3 The Island**  
**Stratford St Mary, Suffolk**

DAVID  
BURR







# 3 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.

- |                                                                           |                                                                                 |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input type="checkbox"/> <b>Riverside Facing Cottage</b>                  | <input type="checkbox"/> <b>Highly sought-after riverside location</b>          |
| <input type="checkbox"/> <b>Siting room and Dining room</b>               | <input type="checkbox"/> <b>Village Location With Generous Size Rear Garden</b> |
| <input type="checkbox"/> <b>Un-listed End Terraced House</b>              | <input type="checkbox"/> <b>Off Street Parking To Front</b>                     |
| <input type="checkbox"/> <b>Requiring Modernisation and Refurbishment</b> | <input type="checkbox"/> <b>Ground Floor Bathroom</b>                           |
| <input type="checkbox"/> <b>Two Bedrooms with One En-suite Cloakroom</b>  | <input type="checkbox"/> <b>Access to A12 and Manningtree Mainline Station</b>  |

Number 3, The Island is a charming mid-terrace riverside cottage that successfully blends period character with a number of more recent improvements, including the installation of UPVC double glazing throughout. The property offers well balanced accommodation with an attractive outlook and the benefit of direct river frontage, making it an appealing riverside home or retreat.

The accommodation opens into a welcoming sitting room, centred around a feature fireplace and a stable door providing access to the outside. From the sitting room, doors lead into a conservatory positioned beneath a pitched roofline, creating a light filled and versatile additional reception space suitable for year round use.

The ground floor is further complemented by an inner hall with a fitted shower room and a well-appointed kitchen. At first floor level, the landing gives access to two walk through bedrooms, both featuring stripped timber flooring, together with an en-suite cloakroom. Externally, although the grounds are more modest than those of the neighbouring property, Number 3 benefits from particularly generous frontage onto the River Stour, enhancing its riverside appeal. Parking is provided to the front of the property.

TENURE: Freehold

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

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

EPC RATING: F

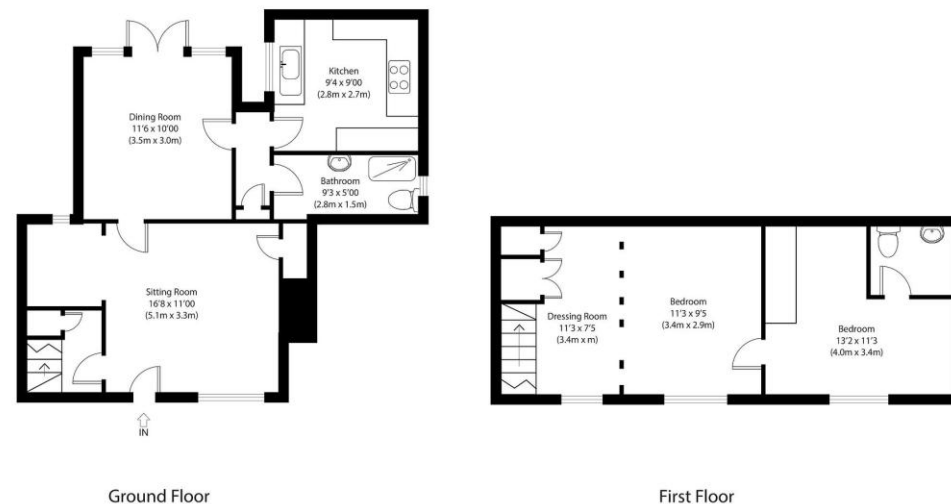
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WHAT3WORDS: lad.tenure.ketchup

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

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.



Approximate Gross Internal Area  
830 sq ft (77 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative 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 monetary valuation. copyright: www.photosharinggroup.co.uk





