

DAVID
BURR



Borderline

Sturmer, Suffolk

Borderline

Kedington Road, Sturmer, Suffolk CB9 7XS

This wonderfully restored and well presented detached cottage is situated in a quiet elevated, semi-rural location. The property enjoys a clever blend of original period features with modern luxuries, generous grounds include a two-bay cart lodge with enclosed storage area to the side.



- Wonderfully restored and well presented
- Situated in an elevated, semi-rural location
- Featuring a blend original period character with modern luxuries
- Two bay cart lodge
- Gated off-road parking for multiple vehicles
- Gardens
- Views to golf course and countryside beyond

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INTERIOR

Entrance via an enclosed porchway with well matt and windows to the side, opening into an ENTRANCE HALL with oak flooring, ledge and brace doors. This leads into the SITTING ROOM with a charming fireplace with log burning stove inset upon a pamment tiled hearth, the room has exposed beams and internal viewing window into the Orangery, a staircase leads to the first floor. From the Sitting room there is a door leading through to the SNUG, another charming reception room of triple aspect with exposed beams and a fireplace with herringbone brick hearth and remnants of an original bread oven. KITCHEN, with tiled flooring, is stylishly fitted with a range of wall and base units under worktop with 1.5 bowl inset. Integrated appliances include an electric double oven and four ring hob, dishwasher, and space for a fridge/freezer. The kitchen has French doors opening into the ORANGERY, a stunning vaulted space, and in turn has French Doors onto the terrace area and rear gardens. There is an exceptional larder and separate UTILITY ROOM with tiled flooring housing the boiler with space and plumbing for a washing machine and housing for the water softener. CLOAKROOM with WC and wash hand basin.

FIRST FLOOR

The LANDING a generous study landing with views to the rear and a large walk-in DRESSING AREA and doors to the MASTER BEDROOM a partly-vaulted, dual aspect bedroom with views across the grounds to the rear and countryside beyond, overlooking the golf course. BEDROOM 2 a further generous double bedroom with double aspect views and exposed beams. BEDROOM 3 features exposed beams and views to the front. BATHROOM comprising a panelled bath, separate tiled shower cubicle, pedestal sink unit, WC, heated towel rail, Velux windows and a large airing cupboard.

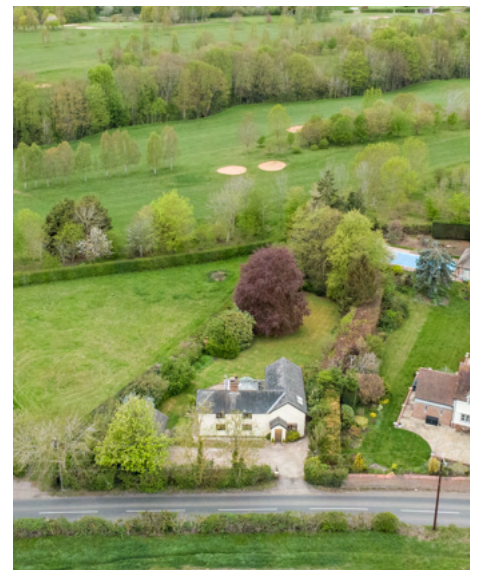


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EXTERIOR

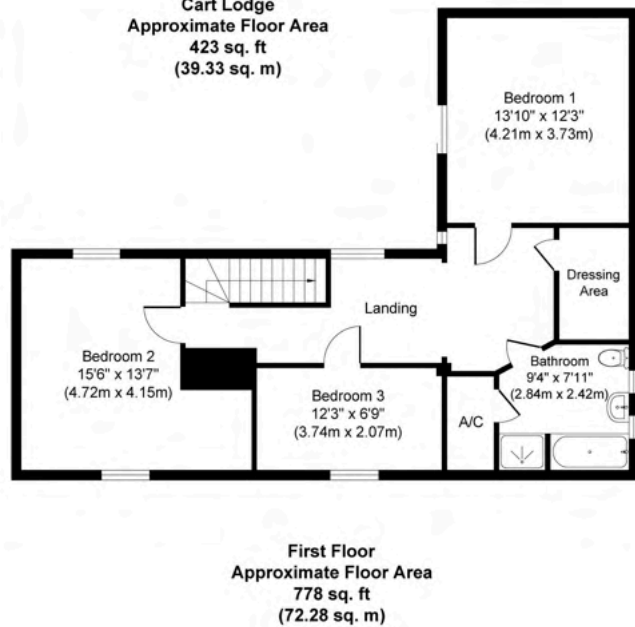
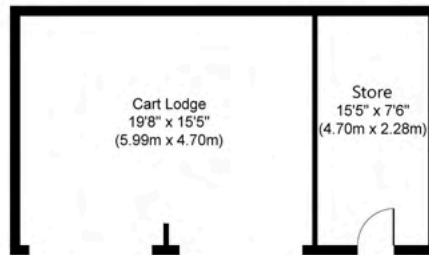
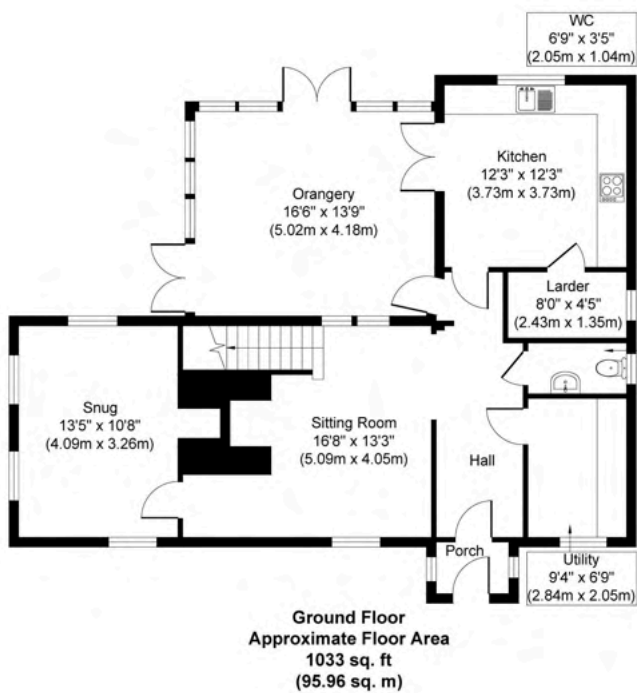
The property is approached via a pair of electrically automated Suffolk gates providing access to the extensive gravelled driveway with parking and turning for multiple vehicles, in turn leading to the DOUBLE CART LODGE with large secure storage area to the side. The rear GARDEN has a beautifully large paved dining terrace accessed via the Orangery and the gardens are designed around an area of traditional lawn interspersed with a range of mature trees and well stocked flower beds.



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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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Sturmer, Suffolk

Sturmer is a pretty village situated on the immediate fringe of the Essex/Suffolk border with a beautiful church and public house. For general facilities there is a picturesque market town of Clare about 5.5 miles and for the London commuter, Audley End main line station is about 14.5 miles providing good services to London Liverpool Street and Whittlesford station about 17 miles with a direct link to London. Stansted airport approximately 45 minutes journey.



Material Information

SERVICES: Mains water and septic tank. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: C. £2,280.00 per annum.

PROPERTY POSTCODE: CB9 7XS

EPC: Band E.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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