

DAVID
BURR



March House

Withersfield, Suffolk

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Burton Green, Withersfield, Suffolk CB9 7SB

This deceptively spacious circa 3,800 sq.ft detached house is situated in 0.50 acre grounds, backing onto open countryside and sits on a prominent village green location. The property is presented in excellent condition and comprises a range of traditional reception rooms, blended with modern contemporary open-plan kitchen/family space with roof lanterns and doors leading to the rear terrace and gardens.



- Deceptively spacious circa. 3,800 sq.ft detached house
- Situated in 0.50 acre grounds
- Backing onto open countryside, located on a prominent village green location
- Presented in excellent condition
- Traditional reception rooms, blended with modern contemporary open-plan space
- Off-road parking for multiple vehicles
- Double Garage
- Heated Swimming Pool
- South westerly gardens

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Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance into a generous HALLWAY with tiled flooring, staircase leading to the first floor, log burning stove and doors to KITCHEN/FAMILY ROOM this vast and exceptionally well presented open-plan space features a bespoke handmade kitchen with granite worktop and a 1.5 Belfast sink inset. Integrated appliances include a Everhot cooker, whilst there is space and plumbing for a dishwasher and under counter fridge. The open-plan space flows into a generous Family Area with roof lanterns, plenty of space for dining table and chairs, study area, walk-in Pantry and French doors leading out to the terrace. Tiled flooring and underfloor heating. SITTING ROOM a generous reception room with high ceilings, sash windows, decorative cornicing, log grate stove set within a red brick chimney with a pamment hearth over mantel with a built-in media unit. DINING ROOM another stunning traditional reception room with high ceilings, decorative cornicing, part-panelled walls, sash window and fireplace. Tiled flooring. STUDY with high ceilings, decorative cornicing, sash window and could alternatively be used as a Children's playroom. CLOAKROOM with WC, wash hand basin and storage cupboard. Tiled flooring. To the rear of the kitchen is located a stunning partly vaulted SNUG with log burning stove, sash windows and views across the grounds. Door to UTILITY ROOM with a further range of wall and base units under worktop with a Belfast sink inset. Space and plumbing for a washing machine and tumble dryer. Tiled flooring. Door leading out and door to the PLANT ROOM with oil boiler, pressurised hot water cylinder and pool equipment and external door to the courtyard. An enviable asset to the property is the spacious REAR BOOT ROOM again located off the Kitchen and via the driveway, enjoying plenty of storage for coats and shoes. Tiled flooring, underfloor heating, dog shower and doors to the CLOAKROOM comprising WC, wash hand basin and STORAGE ROOM.



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INTERIOR

FIRST FLOOR

A split-level LANDING with sash window to the side, provides access to the Second Floor and rooms off. BEDROOM 2 a large double bedroom with sash windows to the front with views over the village green. Cast iron Victorian fireplace and a range of built-in wardrobes. BEDROOM 3 another double bedroom with cast iron fireplace, built-in wardrobes and sash windows with views over the village green. BEDROOM 4 a further double bedroom with Victorian cast iron fireplace, built-in wardrobes and sash window to the side. SHOWER ROOM with tiled shower cubicle, WC, wash hand basin and heated towel rail. To the rear a lower level landing provides access to DRESSING ROOM/BEDROOM 5 with a range of fitted wardrobes and storage, sash window to the side and FAMILY BATHROOM comprising a panelled bath with shower attachment over with storage built around, WC, pedestal sink unit, heated towel rail and a generous airing cupboard. Extensively tiled walls and flooring.

SECOND FLOOR

The Second Floor is predominantly a Master Suite with a sash window on the half landing, providing stunning views over open countryside. A door leads through to the generous bedroom with expansive built-in headboard, meaning the bed enjoys views via the Juliet balcony over the property's stunning open gardens and exceptional open countryside beyond. The bedroom enjoys plenty of storage with two large eaves storage cupboards, a range of built-in wardrobes and drawers and fitted shelving behind the headboard. The room opens through to an En-Suite with a freestanding roll top bath with ball and claw feet, shower attachment, pedestal sink unit, WC, Velux window and eaves storage cupboard.



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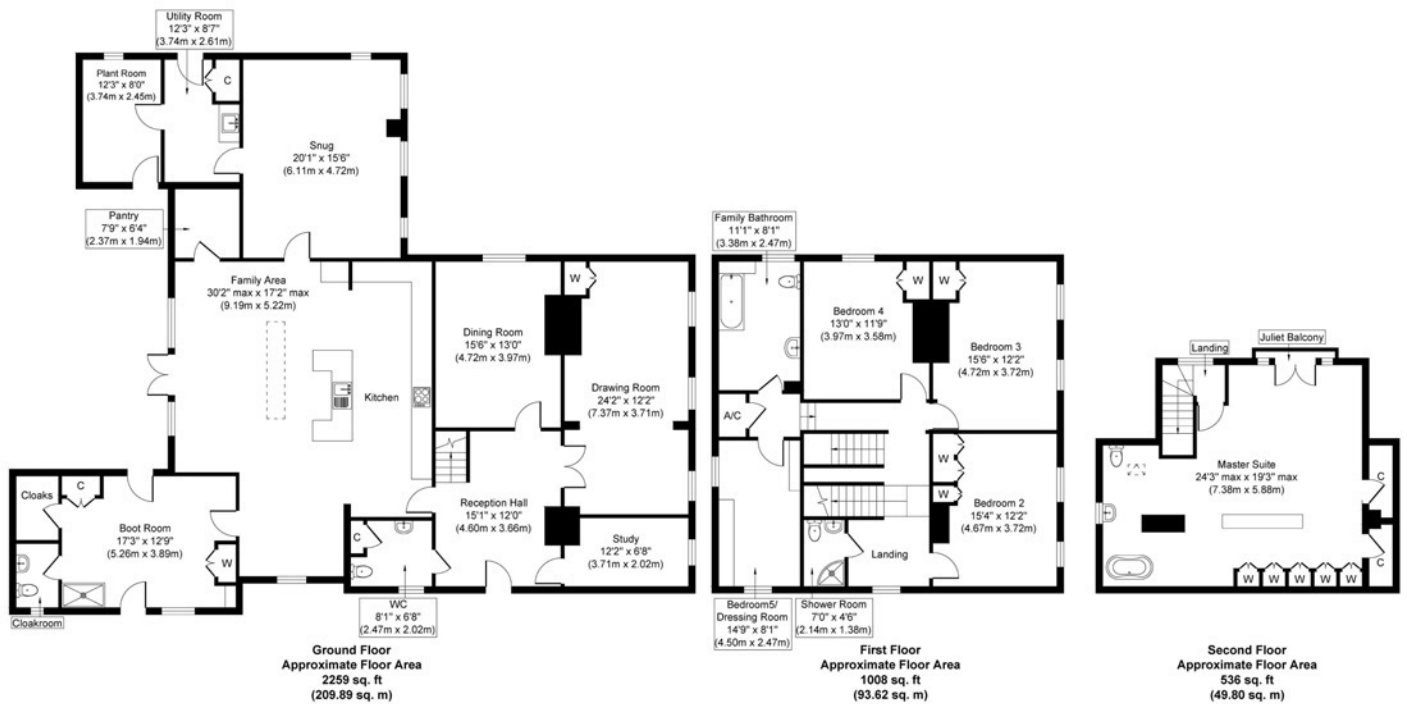
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EXTERIOR

The property enjoys a gravelled driveway in turn leading to the DOUBLE GARAGE with light and power connected with storage overhead. Further parking is provided to the front of the property for multiple vehicles. The gardens are an asset to the property with an immediate expansive dining terrace, ideal for Al Fresco entertaining with heated SWIMMING POOL which has been recently re-lined and pool cover renewed. Pool House, privacy screen hedging and steps leading up to an area of traditional lawn interspersed with mature trees and planting, a range of mature flower beds, fruit cage, a greenhouse and a Summer House that it utilised as a home gym. The side garden could be incorporated for further parking, which is currently utilised as a low maintenance lawn with mature trees interspersed and a picket fence separating the driveway. The gardens enjoy a south westerly aspect.



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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Withersfield, Suffolk

Withersfield is a charming village located about 2 miles north of the A1307, near the borders of Suffolk, Essex and Cambridgeshire. It is well placed for access to Cambridge (19 miles), Bury St Edmunds, and the historic market town of Saffron Walden, which is approximately 12 miles to the southwest. The village offers a mix of period and modern properties, along with local amenities including a traditional church and public house. A wider range of facilities is available in Saffron Walden and Cambridge, which also offers excellent cultural and recreational opportunities. Withersfield is around 14 miles from the M11, and there are direct rail services to London Liverpool Street from nearby stations at Whittlesford, Great Chesterford, and Audley End.



Material Information

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

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,919.12 per annum.

PROPERTY POSTCODE: CB9 7SB.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 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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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