

DAVID
BURR



12 Lower Green

Stoke By Clare, Suffolk

12 Lower Green

Stoke By Clare, Suffolk CO10 8HN

A spacious, versatile and beautifully presented three bedroom detached house with an attached two bedroom cottage that could probably be separated into two dwellings or reintegrated into one larger property, with tandem garage and extensive grounds approaching in all about 1.15 acres, situated within a prominent location on the village green within a short walk of amenities.



- A spacious, versatile and beautifully presented three bedroom detached house with an attached two bedroom cottage
- Potential to be separated into two dwellings or reintegrated into one larger property
- Tandem garage
- Extensive grounds of about 1.15 acres
- Prominent location on the village green and within a short walk of amenities



INTERIOR

The property offers a clever blend of original period features including exposed beams, brick flooring and fireplaces, complemented by a contemporary glass rear extension, enjoying open-plan living accommodation. The property is accessed via a main access via front porch with pamment tile flooring and doors to two prominent reception rooms, both with exposed beams, views across the village green and a the formal reception rooms both enjoy log burning stoves. The SNUG with exposed studwork opens into an extensive contemporary glazed rear extension comprising KITCHEN/FAMILY ROOM extensively fitted with a range of wall and base units under granite worktop with double Butler sink inset and further features a dual aga with two electric ovens and a gas hob. This section of the property enjoys views across the rear gardens and enjoys a vaulted aspect from the first floor landing overhead. UTILITY ROOM with housing for boiler, pamment tile floor and further storage. STUDY/PLAY ROOM with staircase leading to the first floor.

FIRST FLOOR

The first floor enjoys THREE generous double BEDROOMS and TWO SHOWER ROOMS and a FAMILY BATHROOM.





THE COTTAGE

Enjoying its own front and rear access. This beautifully renovated TWO BEDROOM cottage can be utilised separately as it has its own Council Tax and heating system or can be reintegrated into the main house and enjoys a stylish and light living accommodation comprising a KITCHEN/DINING ROOM with fireplace and opening into a charming SITTING ROOM with log burning stove inset upon a stone tiled hearth and exposed beams. The kitchen is comprehensively fitted with a range of base units under solid worktop with Butler sink inset and integrated appliances include an electric oven and a four ring induction hob and slimline dishwasher, whilst there is space in the UTILITY AREA for a washing machine and tumble dryer. SHOWER ROOM a stylishly fitted shower room and REAR HALLWAY provides access to the rear garden and staircase leading to the first floor.

FIRST FLOOR

With TWO double BEDROOMS with exposed beams and views across the village green and rear gardens respectively.

Telephone 01787 277811
Email clare@davidburr.co.uk

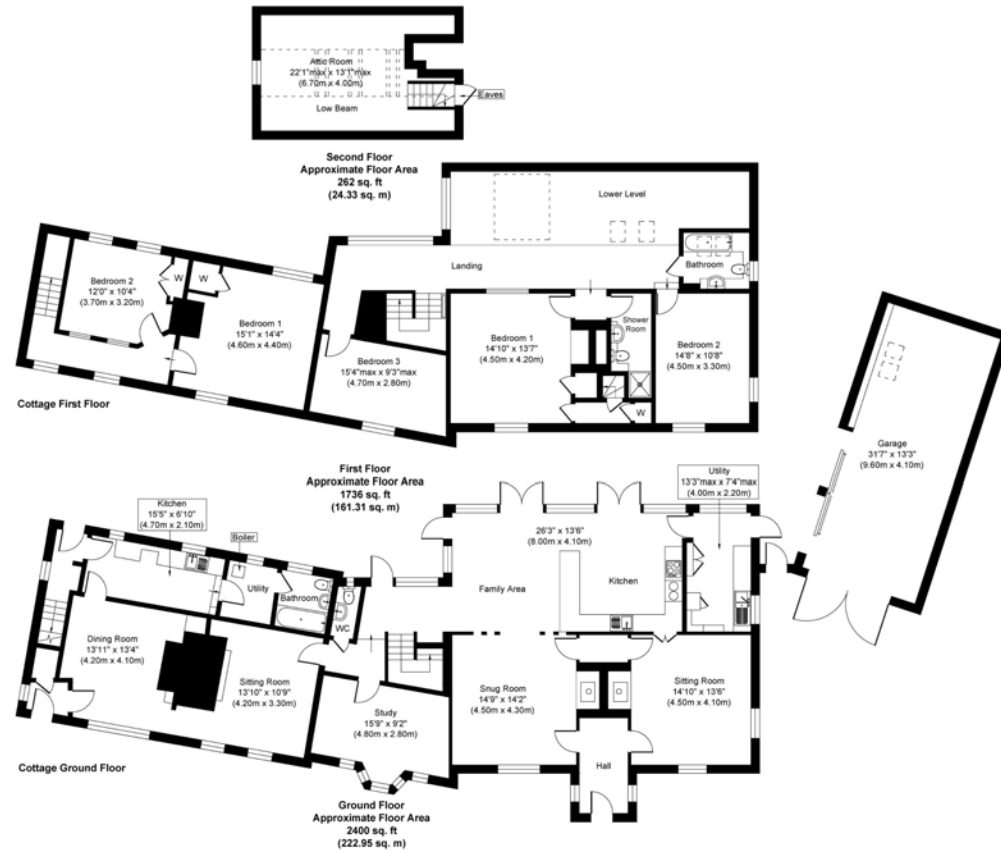
DAVID
BURR

EXTERIOR

To the front of the property, the property enjoys a driveway located off the village green with an access leading to the tandem DOUBLE GARAGE which also features sliding doors to the side, allowing access into the garden for the likes of a ride on mower. The property enjoys grounds in all of about 1.15 acres, with a large area of traditional lawn, dispersed with a range of mature trees and planting, affording the property a great deal of privacy. To the rear the property enjoys a more traditional wildlife garden with mowed pathways throughout. A GARDEN MACHINERY SHED and an enclosed rear boundary with views over the neighbouring equestrian centre. To the immediate rear of the property there is an extensive paved dining terrace with an alfresco seating area, set adjacent mature flower beds.



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.

Copyright V360 Ltd 2026 | www.houseviz.com

Stoke By Clare, Suffolk

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community shop and parish church. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.



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: E. £2,874.02 per annum.

PROPERTY POSTCODE: CO10 8HN.

TENURE: Freehold.

CONSTRUCTION TYPE: Woodframe.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk