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Tinmar

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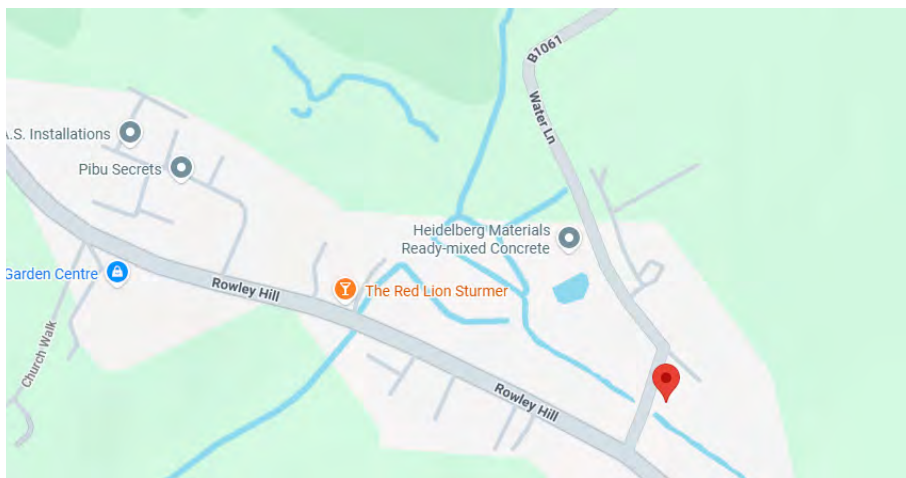
Sturmer, Essex

# Tinmar

Kedington Road, Sturmer, Essex

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A spacious pre 18th century cottage with later extensions now offering substantial and versatile living accommodation in excess of 2,900 square feet. The rear wing of the property was formally an indoor swimming pool and could be re-instated as such with relative ease. The property enjoys off road parking, double garage with potential for a home office above and sits with the backdrop of a golf course.



- Substantial living accommodation.
- Countryside Views backing onto Golf Course.
- Potential for Indoor Swimming Pool
- Off-road parking and turning for multiple vehicles
- Generous rear gardens

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## INTERIOR

This substantial and versatile circa 2,900 sq.ft detached property features generous living accommodation with potential to improve / extend further subject to the necessary consents. The original part of the house is pre 18th century and forms the dining room with a log burning stove and the modern kitchen with a range of integrated appliances. The rear extension was originally built as an indoor swimming pool but has since been converted to create 2 further reception rooms, a generous bedroom / dressing room and a games room. This internal structure could all be removed if a potential buyer would want to re-instate the swimming pool. A pantry, shower room and WC complete the downstairs setup.

On the first floor the property enjoys four generous double bedrooms and a family bathroom.



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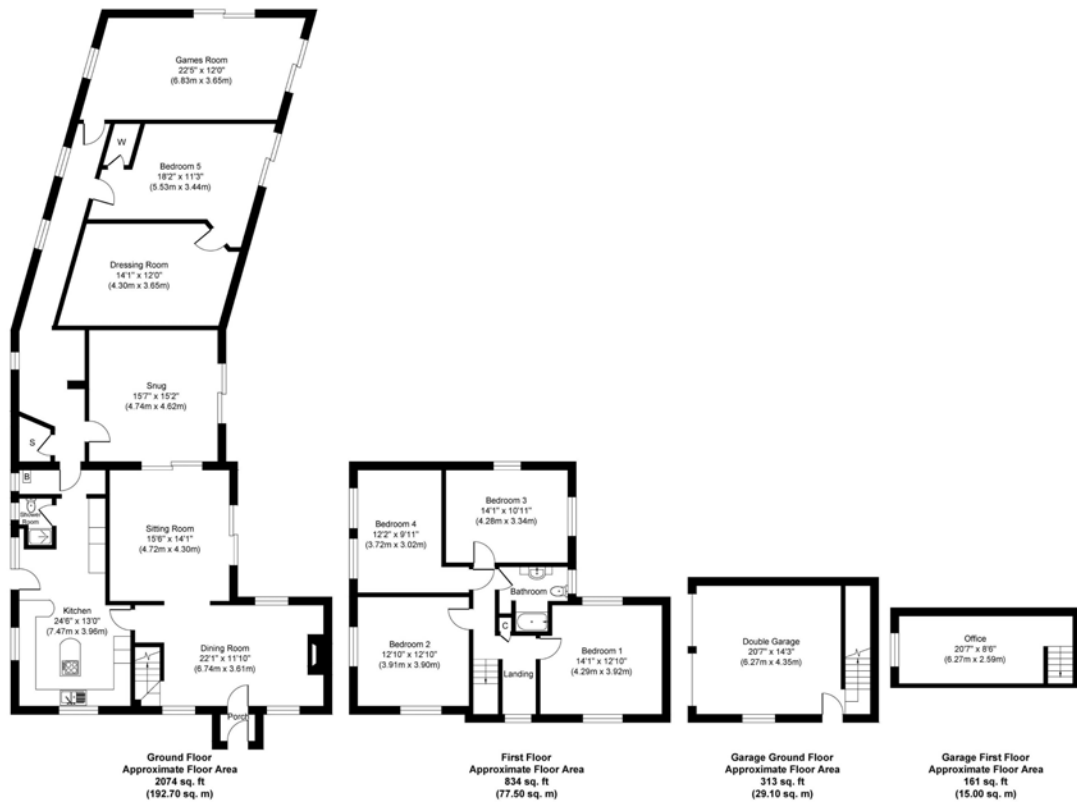
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## EXTERIOR

The property is approached via a driveway providing parking and turning for multiple vehicles in turn leading to the double garage with light and power connected and a room above that could be utilized as a home office. The front gardens enjoy an area of traditional lawn with with mature borders and a pathway leading to the front door. Access either side of the property leads to the rear with extensive dining terrace, expanse of lawn with mature trees and flower beds interspersed.



# 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.

**PROPERTY POSTCODE:** CB9 7XR

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**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 known.

**FLOOD RISK:** None known.

**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.



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