



## The Old Station House, Kedington Road, Sturmer, Essex, CB9 7XR

Guide Price £900,000

- Four Double Bedrooms
- Three Reception Rooms
- Stunning Sitting Room With High Ceilings
- Beautiful Kitchen/Dining Room
- Self-Contained Annex
- Approximately 2.96 Acres
- Paddock Land and Stables

# Kedington Road, CB9 7XR

2.96 ACRES - A little bit of history - The former Sturmer railway station now provides a fantastic and generous family home dating back to 1865. The property occupies a plot of around 2.96 acres with stables and paddocks, enjoys four double bedrooms, stunning kitchen/dining room, three reception rooms and a generous self contained annex.



Council Tax Band: G



Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

A piece of history - The former Sturmer railway station now provides a fantastic and generous family home with the original building dating back to 1865. The property occupies a plot of around 2.96 acres with stables and paddocks. The accommodation of four double bedrooms, stunning kitchen/dining room, three reception rooms and a generous self contained annexe along with the equestrian facilities makes this a truly unique opportunity.

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#### Ground Floor

##### Entrance Hall

Window to side, window to front, radiator, porcelain tiled flooring, door to:

##### Study

7'1"

Window to side, window to front, radiator, porcelain tiled flooring.

##### Dining Hall

13'0"

Window to front, radiator, porcelain flooring, stairs rising to first floor, patio doors to outdoor seating area, door to:

##### WC

fitted with a two-piece suite comprising a vanity wash hand basin with cupboards under, mixer tap and full height tiling to all walls, low-level WC, heated towel rail, porcelain tiled flooring, window to side.

##### Sitting Room

14'0"

Window to rear, window to front, three windows to side, feature open fireplace set in stone built Victorian style surround and tiled hearth, cast- iron wood burner, two radiators, oak flooring.

##### Kitchen/Dining Room

14'6"

Fitted with a matching range of base and eye level units with oak worktop space over, butler

style sink unit with mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric fan assisted oven, built-in four ring hob with pop-up extractor, window to rear, window to side, porcelain tiled flooring, under-floor heating, wall mounted combination gas boiler, door leading to self-contained annexe, door to:

##### Cupboard

A large built-in cupboard, extensive shelving, porcelain tiled flooring, door to dining hall.

##### First Floor

##### Galleried Landing

Window to front, radiator, door to:

##### Bedroom 1

10'6"

max Window to side, window to front, range of fitted wardrobes, radiator.

##### Bedroom 2

11'6"

Two windows to side, built-in storage cupboard, radiator, oak flooring.

##### Bedroom 3

9'7"

max Window to rear, window to side, range of fitted wardrobes, radiator.

##### Bedroom 4

8'3"

Window to side, window to rear, radiator, built-in storage cupboard.

##### Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with mixer tap hand shower attachment, vanity wash hand basin with cupboards under, full height tiling to all walls, low-level WC, window to rear.

##### Shower Room

Comprising tiled shower enclosure with fitted electric shower over full height ceramic tiling to all walls, wood laminate flooring.

##### SELF CONTAINED ANNEXE

##### Entrance Hall

Entrance door, radiator, door to inner hall where there is a built-in cupboard, wall mounted combination gas boiler, door to:

### Kitchen

8'8"

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, fitted eye level electric fan assisted oven, four ring ceramic hob with pull out extractor hood over, window to front, open plan to:

### Sitting Room

11'2"

Window to rear, double doors to:

### Conservatory

8'9"

Half brick and uPVC double glazed construction with double glazed polycarbonate roof and power connected, two radiators, tiled flooring, french doors to garden.

### Bedroom

10'8"

Window to rear, radiator.

### Dressing Area

5'0"

Door to:

### Annexe Shower Room

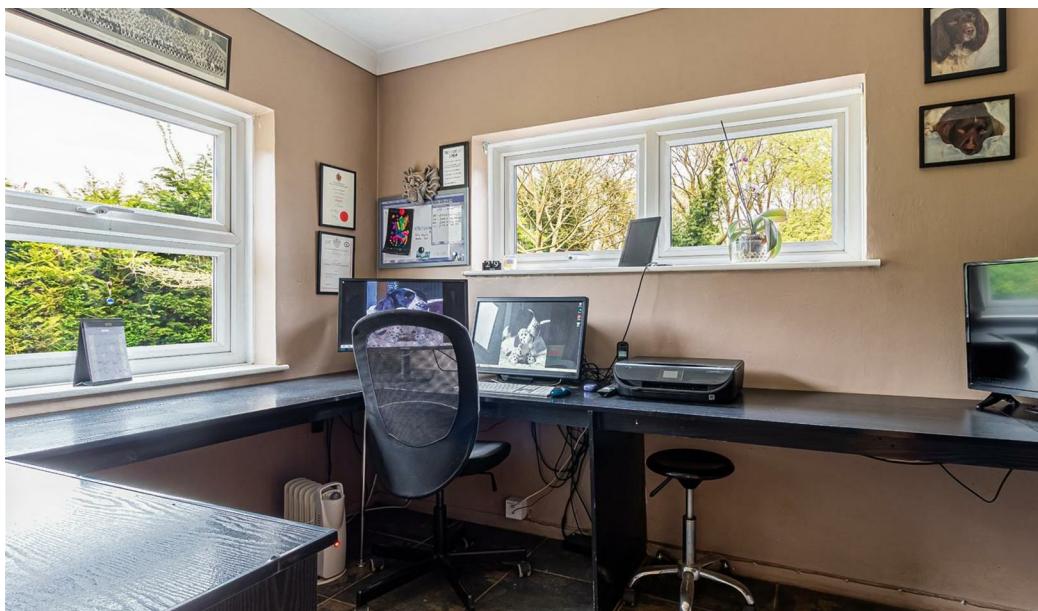
Fitted with a three-piece suite comprising a tiled shower area with fitted shower over and glass screen, vanity wash hand basin with cupboards under and drawers, low-level WC, window to rear.

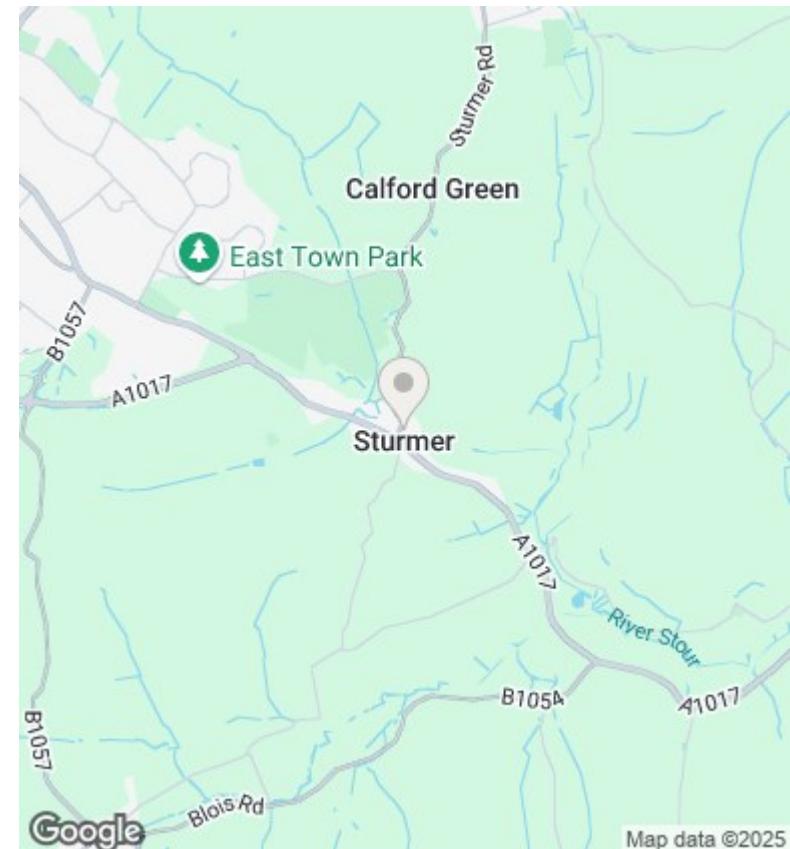
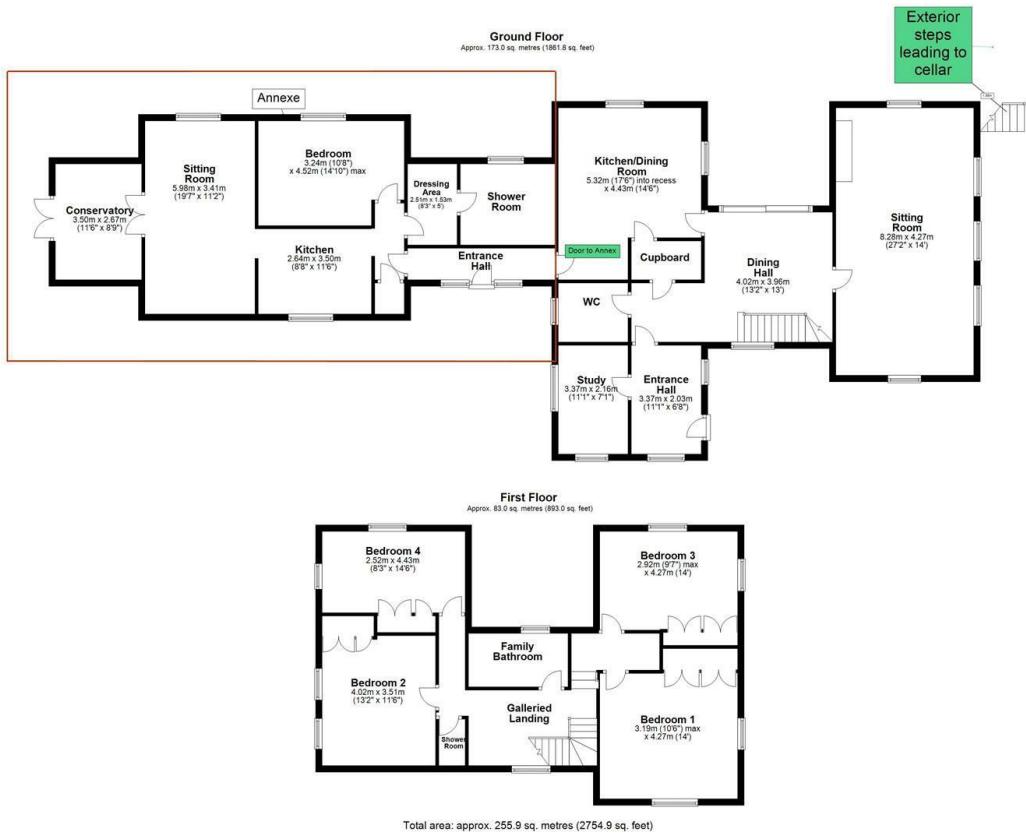
### OUTSIDE

The Old Station House is approached through brick piers leading to a generous driveway providing parking for several vehicles. The attractive landscaped grounds are a particular feature, offering a high degree of privacy and enjoying views over the adjacent countryside. The river Stour forms the opposite boundary. The garden has well maintained lawns, an abundance of well stocked flower and shrub beds, kitchen garden. Further facilities include 4 stables, feed room and tack room. The gardens are divided into distinct areas of landscaped gardens and three paddocks. An exterior staircase at the front of the house leads down to a useful cellar, this runs under part of the sitting room. In all the property enjoys an overall plot of approximately 2.96 acres (subject to survey).

COUNCIL TAX BAND G - ANNEX BAND B







## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	