



DAVID
BURR

Polstead Street
Stoke By Nayland, Suffolk

Oak Bough Cottage, Polstead Street, Stoke By Nayland, CO6 4SA

A charming Grade II Listed detached cottage dating back over 500 years, combining exceptional period character with contemporary finishes, set within the heart of the highly desirable village of Stoke-by-Nayland.

Oak Bough Cottage is a truly enchanting three-bedroom detached home that has been sympathetically enhanced to create a unique blend of historic charm and modern luxury. Rich in original features, including exposed timbers and characterful architectural details, the property offers beautifully presented accommodation arranged over two floors.

The ground floor comprises two elegant reception rooms, each providing warm and inviting living spaces ideal for both family life and entertaining. At the heart of the home lies a stunning open-plan kitchen and dining room, thoughtfully designed around a premium German Häcker kitchen. The spacious kitchen features a central island with striking Praa Sands quartz worktops, incorporating a four-ring induction hob with integrated extractor fan. A comprehensive range of fitted cabinetry and quality appliances combine style and practicality, while the adjoining dining area creates the perfect setting for everyday dining and special occasions alike.

The family bathroom has been finished to an high standard and features a beautiful natural stone sink with mixer taps, a walk-in shower cubicle and quality fixtures throughout, creating a luxurious spa-like environment.

To the first floor are three well-proportioned bedrooms. The principal bedroom provides a particularly impressive retreat, featuring a freestanding bath that perfectly complements the room's character and charm. Two further bedrooms offer versatile accommodation suitable for family members, guests or home-working requirements.

Externally, Oak Bough Cottage enjoys the benefit of off-road parking and a stunning west facing garden. Beautifully landscaped and designed to maximise sunlight throughout the day and into the evening, the garden provides a wonderful outdoor entertaining space and a peaceful setting from which to enjoy the surrounding village atmosphere.

Occupying a prime position within one of Suffolk's most sought-after villages, Oak Bough Cottage represents a rare opportunity to acquire a substantial period home of considerable historical significance, thoughtfully updated for modern living while preserving its remarkable heritage.





Cottage dating back approximately 500 years

Three bedrooms (Two Doubles)

Principal bedroom with freestanding bath

Two characterful reception rooms

Stunning kitchen/dining room

**Premium German Häcker fitted kitchen with central island
with Praa Sands quartz worktops**

**Exceptional blend of historic character and contemporary
design**

Four-ring induction hob with integrated extractor

**Family bathroom with natural stone sink and shower
cubicle**

Wealth of exposed period features

Off-road parking

Beautiful west facing garden

Located in the heart of Stoke-by-Nayland

Close proximity to local amenities

Stoke by Nayland is a highly regarded and picturesque Suffolk village situated on the Essex/Suffolk border, approximately nine miles north of Colchester.

The village is renowned for its attractive period architecture, including numerous timber-framed and listed buildings, and sits within rolling countryside close to the Stour Valley and Dedham Vale Area of Outstanding Natural Beauty. At the heart of the village is the historic and renowned St Mary's Church.

The village retains a strong sense of community and offers a range of local amenities including a well regarded primary school, village hall, parish church and village shop, and two restaurants / public houses. Nearby is the Stoke by Nayland Hotel, Golf and Spa, a well-known leisure destination offering two championship golf courses, hotel accommodation, spa and dining facilities.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, while the nearby towns of Colchester, Sudbury and Ipswich provide a wider range of shopping, educational and recreational amenities. Mainline rail services to London Liverpool Street are available from nearby Colchester and Manningtree.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING:

WHAT3WORDS: jetted.snowboard.brush

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

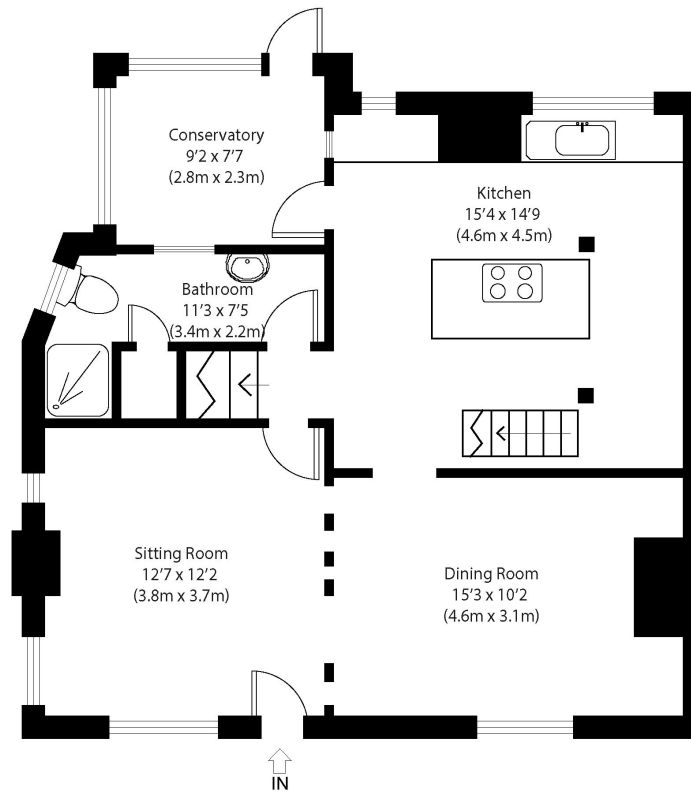
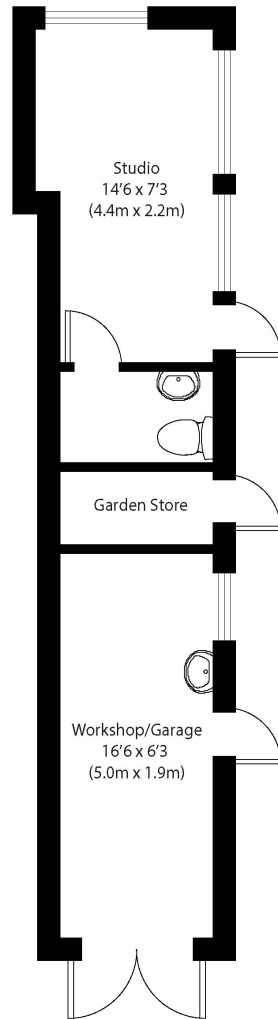
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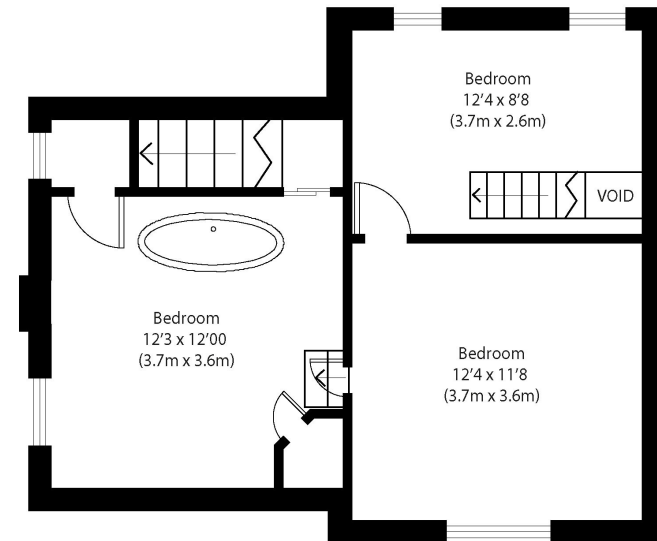


Approximate Gross Internal Area
Main House 1185 sq ft (110 sq m)
Outbuilding 260 sq ft (24 sq m)
Total 1445 sq ft (134 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

