



DAVID
BURR

**River House, Ballingdon Street,
Sudbury, Suffolk**



RIVER HOUSE, 7 BALLINGDON STREET, SUDBURY, SUFFOLK, CO10 2BP

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This substantial Grade II Listed period house is thought to have 16th Century origins with later Georgian and Victorian influences. The extensive living space offers versatile accommodation of considerable character and unusually for a town house includes large grounds with significant river frontage, extensive car parking and outbuildings.

A Grade II Listed town house enjoying significant river frontage within grounds of about 3 acres.

RECEPTION HALL: With a high ceiling, exposed timbers, solid wood block flooring, large sash window and door to:-

DRAWING ROOM: An elegant room with a 10'4" ceiling height, cornicing, picture rail, deep skirting, moulded architraves and a 7ft high sash window complete with shutters providing views over the garden. Fitted book/display shelving and the focal point of the room is the fireplace with inset log burning stove on a slate hearth with ornate marble surround.

DINING ROOM: A charming room with a high ceiling, exposed oak beams, sash window and fireplace with inset coal effect gas fire on a stone hearth with light oak wood mantel over.

Inner Hall: A light area with attractive tiled floor and a **Study Area: 6'8" x 5'8"** with well-placed sash window. Double doors opening to:-

SITTING ROOM: A versatile space, currently utilised as an office and offering potential to be a playroom, snug, etc. Sash window, picture rail and double doors opening onto a small courtyard. An oakwood floor runs throughout and the focal point of the room is the impressive fireplace with its inset log burning stove and stone surround.

GARDEN ROOM: An exceptional addition with a glass atrium, attractive tiled floor and wonderful views over the garden. Double doors providing access.

KITCHEN/BREAKFAST/LIVING ROOM: A light room with 2 sash windows and high ceiling complete with exposed ceiling beams. Extensive hand-built kitchen with a range of storage cupboards, display cabinets/shelving and complemented further by a shelved **PANTRY** and space for a range. There is an island unit with granite worktop and further granite topped units with a twin bowl sink and Quooker boiling water tap.

Rear Hall: Door to courtyard and large walk-in storage cupboard.

UTILITY ROOM: A useful room with tiled floor, sash window, exposed ceiling beams and finished with storage cupboards and worktops incorporating twin-sinks and mixer tap over. Plumbing for washing machine and space for tumble dryer.

BOOT ROOM: With a tiled floor, space for additional appliances and door to the garden and parking area.

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CLOAKROOM: With solid woodblock flooring, WC and wash hand basin with storage below.

First Floor

LANDING: A spacious area with exposed open studwork and utility cupboard.

PRINCIPAL SUITE: An exceptional room with an 11ft high ceiling, king post, stunning exposed beams, sash window to the front and with lovely views to the rear taking in the grounds and the River Stour beyond.

DRESSING ROOM: Extensive fitted wardrobes and door to:-

EN SUITE: A spacious room with a roll top bath and claw foot bath, period style fittings and shower attachment. Shelved **Linen Cupboard**, heated towel rail, large separate double shower cubicle, WC and wash hand basin.

BEDROOM 2: Accessed from its own staircase and including a sash window, exposed beam and door to:-

ENSUITE: With a large fully tiled shower cubicle, heated towel rail, WC and wash hand basin on an oakwood vanity unit with storage below.

BEDROOM 3: 2 sash windows with views over the garden and the river beyond. Pretty cast-iron fireplace with moulded wood surround. **Walk-in wardrobe:** With fitted shelving, hanging rails, etc.

BEDROOM 4: Large sash window. Built-in shelving to one side of cast iron fireplace and a walk in cupboard with shelving and a hanging rail.

BEDROOM 5: A charming room with exposed beams and built in wardrobe with hanging rail.

FAMILY BATHROOM: Finished with a large deep double ended bath, contemporary fittings and shower attachment. Large separate double shower cubicle, heated towel rail, WC and wash hand basin on an oak vanity unit with storage below.

Outside

Double gates open to a large sweeping tarmacadam drive that continues into the grounds in one direction and round to the rear of the house in the other to a large designated gravel **PARKING AREA** suitable for several vehicles.

DOUBLE CART LODGE: 18'5" narrowing to 11'10" x 16'. Double doors to the rear providing through access. Light and power connected.

WORKSHOP: 16'6" (max) x 16'1". With a staircase leading to a large useful storage area above. Power and lighting connected and also a W.C. and wash hand basin.

The grounds are exceptional with direct access to the river, the gardens are divided into distinct areas and include a high mellow red brick wall, extensive established trees, colourful plants, shrubs, beds and a large area to the rear designed for wildlife. There is a useful timber framed **OUTBUILDING** that includes 1 loose box and covered store/hay barn to side. Further **WOOD STORE, GREEN HOUSE**, etc. Outdoor water and lighting area connected. Two ground mounted arrays of solar panels (14 in total).

Agent's Notes

The property is Grade II listed

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

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EPC RATING: Exempt - Listed

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G

TENURE: Freehold

CONSTRUCTION TYPE: Timber-framed

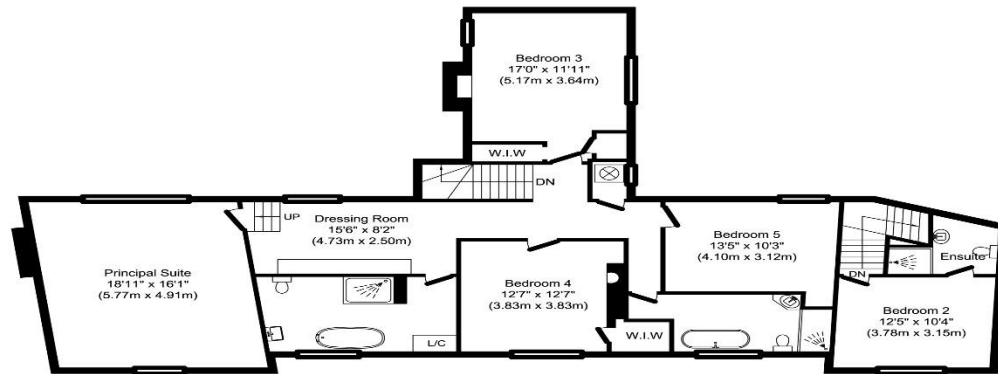
WHAT3WORDS: ascendant.bottom.bearable

VIEWING: Strictly by prior appointment only through DAVID BURR.

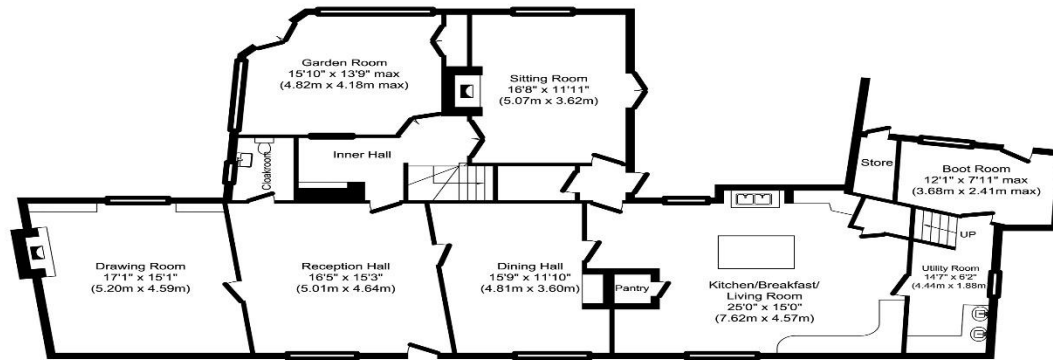
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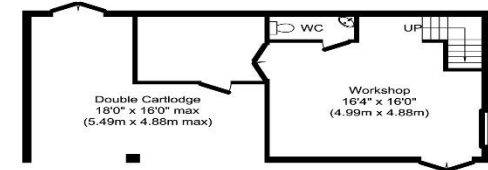
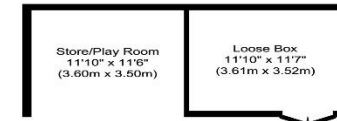
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First Floor
Approximate Floor Area
1564.31 sq. ft.
(145.33 sq. m)



Ground Floor
Approximate Floor Area
2003.27 sq. ft.
(186.11 sq. m)



Outbuildings
Approximate Floor Area
852.17 sq. ft.
(79.17 sq. m)

TOTAL APPROX. FLOOR AREA 4419.76 SQ.FT. (410.61 SQ.M.)
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