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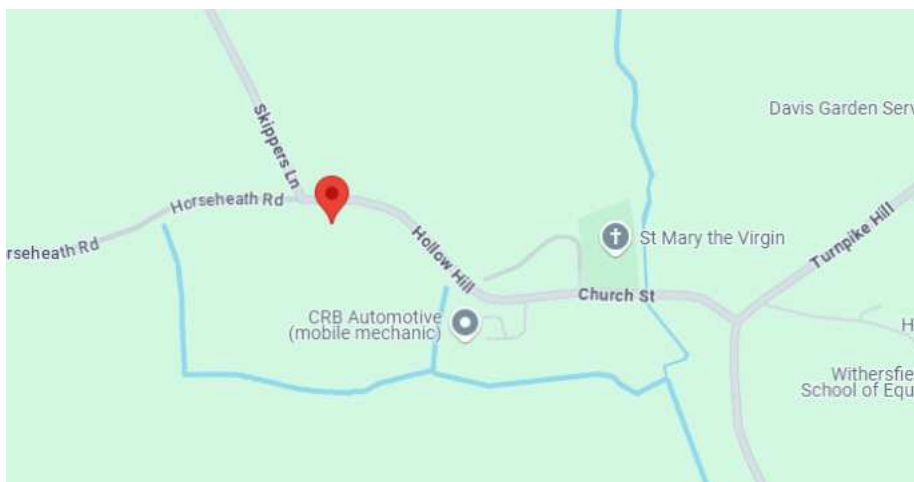
Little Thatch

Withersfield, Suffolk

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A charming Grade II listed detached 'chocolate box' cottage situated in a popular village location. The property has in recent years been meticulously improved and now offers stylish living accommodation with character features with the further benefit of off-road parking and a courtyard garden.



- Charming Grade II listed detached 'chocolate box' cottage
- Situated in a popular village location
- Meticulously improved offering stylish living accommodation
- Characterful features
- Off-road parking
- Courtyard garden
- Air B&B potential

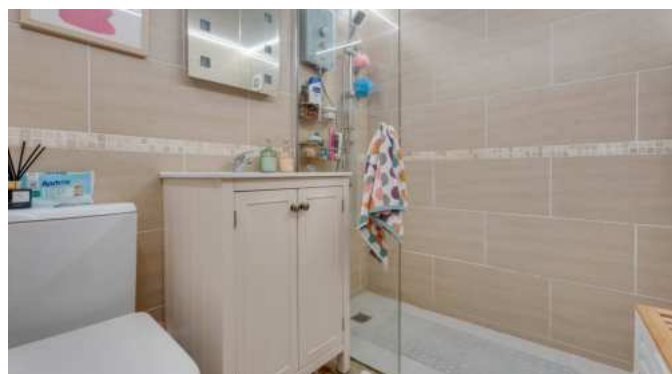
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Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance via enclosed porch with tiled flooring leading through to the SITTING ROOM a characterful room with exposed oak beams, inglenook fireplace with wood burning stove, set upon a brick hearth, oak bressumer shelving and further oak storage/shelving fitted to the eaves, double aspect windows to the front and feature oak staircase. A door leads through to the INNER HALL with doors off to SHOWER ROOM with modern suite comprising WC, walk-in shower and vanity sink units, extensively tiled walls and engineered oak flooring. KITCHEN comprising a range of handmade bespoke wall and base units under granite worktop with Butler sink. Appliances include an electric range style cooker with extractor hood. Whilst there is space for a fridge/freezer. An opening leads to the DINING AREA with double aspect windows to the rear, plenty of space for dining table and chairs, door to storage cupboard with space and plumbing for a washing machine. A door leads out to the garden.



FIRST FLOOR

A staircase leads directly from the sitting room to the BEDROOM a double bedroom with vaulted ceiling and exposed beams, window to the front aspect and fitted wardrobes and access to the roof space



EXTERIOR

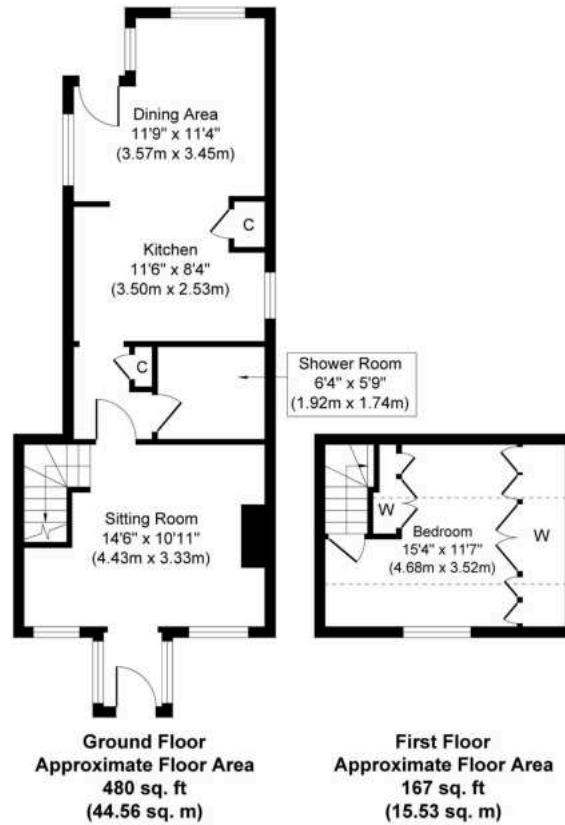
The property is approached via a tarmacadam driveway with hedge-line border and gardens to the front. To the rear of the property is a courtyard garden with terrace and area of lawn, ideal for intimate Alfresco dining.



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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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Withersfield, Suffolk

Withersfield is a charming village located about 2 miles north of the A1307, near the borders of Suffolk, Essex, and Cambridgeshire. It is well placed for access to Cambridge (19 miles), Bury St Edmunds, and the historic market town of Saffron Walden, which is approximately 12 miles to the southwest. The village offers a mix of period and modern properties, along with local amenities including a traditional church and public house. A wider range of facilities is available in Saffron Walden and Cambridge, which also offers excellent cultural and recreational opportunities. Withersfield is around 14 miles from the M11, and there are direct rail services to London Liverpool Street from nearby stations at Whittlesford, Great Chesterford, and Audley End.



Material Information

SERVICES: Mains water and private drainage/mains drainage. Mains electricity connected. Electric heating/underfloor heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CB9 7SH.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 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 known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

FLOOD RISK: 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

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

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

davidburr.co.uk