



**Weavers**  
**Stradishall, Suffolk**

**DAVID  
BURR**







# Weavers, The Street, Stradishall, Newmarket, Suffolk CB8 8YW

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

A charming, spacious and beautifully presented Grade II Listed 'Chocolate Box' thatched cottage situated in a village location with countryside views. The property enjoys off-road parking, double garage, generous rear gardens with further parking.

## A charming, spacious and beautifully presented Grade II Listed 'Chocolate Box' thatched cottage with countryside views, further benefitting from a generous rear garden and garage

Entrance into:

**DINING HALL:** With solid English oak flooring and brick fireplace set upon a brick tiled hearth with bressummer over. Steps lead up to the rear door with an opening to the:

**SITTING ROOM:** A stunning reception room with exposed beams, solid English oak flooring, log burning stove set within a red brick fireplace with oak bressummer over, outlook to the front over open countryside. French doors lead out to the rear.

**KITCHEN/BREAKFAST ROOM:** Extensively fitted with a range of handmade wall and base units under solid oak worktop with Butler sink inset. Integrated appliances include a La Canche range cooker with five ring gas hob, whilst there is plenty of space for breakfast table and chairs, space for American style fridge/freezer. A staircase leads from the kitchen to the first floor landing. Steps up to:

**UTILITY ROOM:** With plenty of space for storage, plumbing for a washing machine, tumble dryer and dishwasher. Housing for boiler, extensively tiled walls and flooring and door to:

**SHOWER ROOM:** With large tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

Also located off the kitchen is the:

**SNUG:** A charming room with French doors leading to the terrace, solid English oak flooring and log burning stove set upon a brick hearth. Steps up to the:

**STUDY:** With outlook to the front.

### First Floor

**LANDING:** With access to:

**MASTER BEDROOM:** A spacious dual aspect double bedroom with exposed beams, plenty of space for wardrobes and outlook to the front and side.

**BEDROOM 4:** A generous double bedroom with exposed beams, built-in shelving and outlook to the front over open countryside.

**BEDROOM 2:** A further double bedroom with exposed beams, plenty of space for wardrobes with outlook to the front over open countryside.

**FAMILY BATHROOM:** A stunning vaulted bathroom comprising panelled bath with shower attachment over, vanity sink, WC, heated towel rail, exposed floor boards and exposed beams.

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**SECONDARY LANDING:** With partly vaulted ceiling and door to:

**BEDROOM 3:** A further double bedroom with exposed beams and outlook to the rear.

**AGENT'S NOTE:** Weavers unusually has two staircases leading to the first floor landing, which are accessed independently via the Kitchen or the Dining Room.

## Outside

To the rear the property is a walled garden comprising an extensively paved dining terrace with adjacent decked terrace situated under a charming grape vine. There is an area of adjacent lawn set within a low level retaining wall with mature flower borders, interspersed with mature trees, shrubs, planting and Koi Carp pond. Steps lead up to further seating areas, ideal for Alfresco entertaining with a rear door leading to the **GARAGE**. The front gardens are laid with a traditional lawn, mature flower beds and a low level picket fence.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** G. £3,566.02 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 53 mbps download, up to 8 mbps upload. **Phone 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 phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**THATCH INFORMATION:** Recently inspected and re-ridged in the last three years.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** A restriction is in place permitting the erection of buildings/structures.

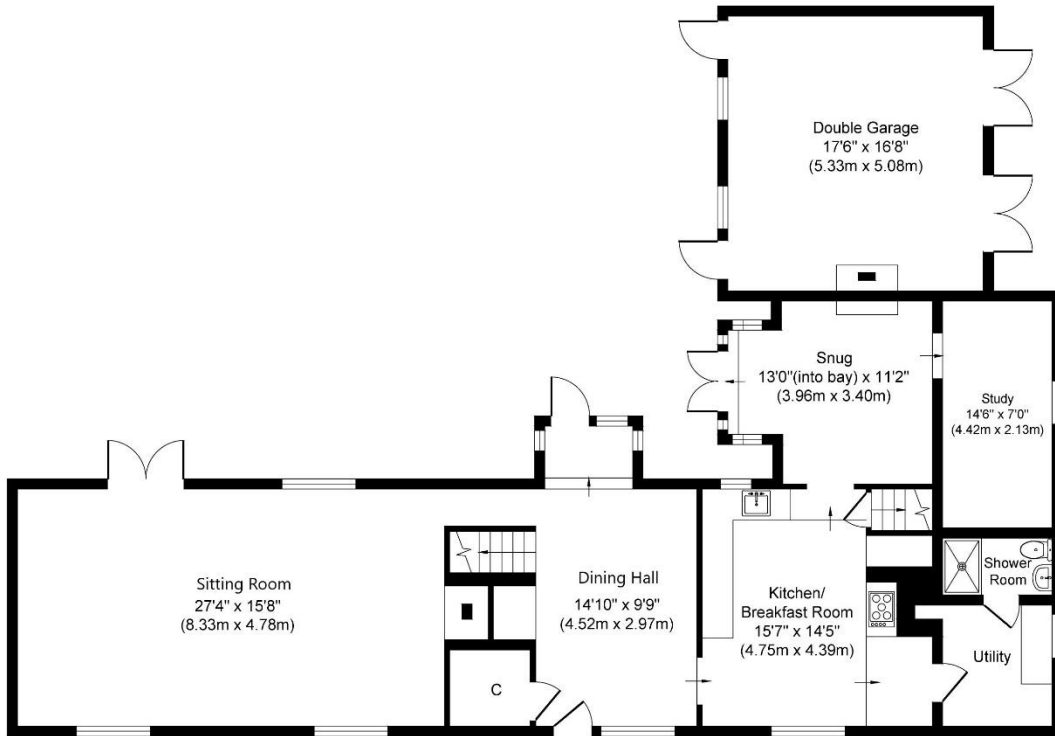
**FLOOD RISK:** None.

**COALFIELD OR MINING AREA:** None.

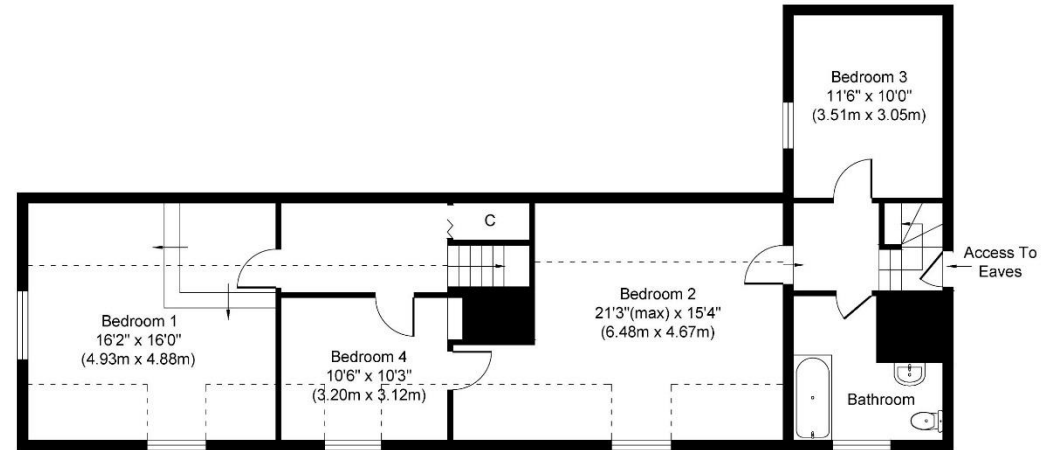
**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,566 sq. ft**  
**(145.49 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**1,011 sq. ft**  
**(93.93 sq. m)**

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.



