

DAVID
BURR



Charcroft House

Sturmer, Essex

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Kedington Road, Sturmer, Essex

A charming pre-18th century cottage with later additions, set in a quiet semi-rural village location, this characterful property offers equestrian facilities and attractive gardens that include a swimming pool, double garage, and a sweeping driveway flanked by delightful front lawns. In all circa 3.4 acres.



- A charming pre-18th century cottage with later additions
- Set within approximately 3.4 acres of land
- Peaceful semi-rural location surrounded by countryside
- Equipped with equestrian facilities
- Attractive outdoor swimming pool
- Generous off-road parking
- Four bay garage

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INTERIOR

The interior offers extensive and versatile accommodation, with several reception rooms. The primary SITTING ROOM is full of character, with a log-burning stove set within a red brick fireplace with an oak bressumer, set on a brick-tiled hearth. Original features include exposed timbers and a brick fitted bar. This room flows into a spacious DINING ROOM with ample room for a large table, and sliding doors leading out to the rear garden with countryside views.

An opening leads to the recently renovated KITCHEN, which is fitted with a range of wall and base units under granite worktop with sink inset. Integrated appliances include a range cooker and dishwasher. The kitchen features tiled flooring and an exposed brick chimney, with a further opening into the UTILITY ROOM, which houses space and plumbing for a washing machine, tumble dryer, and fridge freezer.

A further reception room, the SNUG, offers another charming space with a log-burning stove in a red brick fireplace, brick-tiled hearth, and access to the front porch- currently used as a home office. The ground floor bathroom is recently updated with a panelled bath, shower over, WC, pedestal sink, and heated towel rail.

Upstairs, a spacious landing enjoys views over the gardens and paddocks and gives access to five bedrooms. BEDROOM 1 is a generous double with dual aspect views and steps up to an en-suite with tiled shower, WC, pedestal sink, storage cupboards, and an airing cupboard. BEDROOM 2 is another double with dual aspect views, while BEDROOM 3 overlooks the rear. BEDROOMS 4 and 5 enjoy front-facing outlooks.

A separate family SHOWER ROOM serves the remaining bedrooms and includes a tiled shower cubicle, WC, pedestal sink, and storage cupboard.



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EXTERIOR

The property is accessed via a pair of high-level Suffolk gates, with a mature tree line along the front boundary offering privacy from the road. The driveway leads to a generous PARKING area for multiple vehicles and continues to a FOUR BAY GARAGE which benefits from power and lighting.

The mature front garden is mainly laid to lawn and bordered by established trees. To the right of the property, double gates provide access to the PADDOCKS.

To the immediate rear is a paved DINING TERRACE, with steps rising to the SWIMMING POOL and further terraced areas. These are surrounded by mature flower beds, tree-lined borders, and traditional lawns that extend into the formal gardens. A field gate leads through to the paddocks and stable block behind.

The stable yard comprises three STABLES, two HAY STORES, TACK ROOM, FEED STORE and a composting muck area. The land includes a range of well-maintained PADDOCKS.



Sturmer, Essex

Sturmer is a pretty village situated on the immediate fringe of the Essex/Suffolk border with a beautiful church and public house. For general facilities, 5.5 miles away is the picturesque market town of Clare. For the London commuter, Audley End main line station is about 14.5 miles providing good services to London Liverpool Street and Whittlesford station about 17 miles with a direct link to London. Stansted airport approximately 45 minutes journey.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F.

PROPERTY POSTCODE: CB9 7XR

TENURE: Freehold.

CONSTRUCTION TYPE: Timber Frame with later brick and block extensions

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 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.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

RESTRICTIONS ON USE OR COVENANTS: None known

VIEWING: Strictly by prior appointment only through DAVID BURR.

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