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The Old Station House

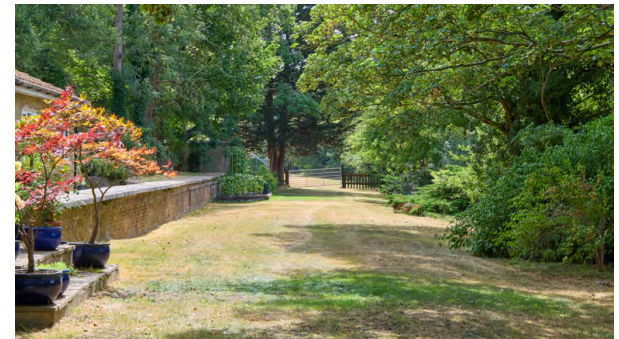
Sturmer, Essex

The Old Station House

Kedington Road, Sturmer, Essex CB9 7XR

This former Victorian railway station provides generous living accommodation and further benefits from modern luxuries, whilst retaining many charming original period features including high ceilings, decorative cornicing and fireplaces and offers 2,830 sq.ft of generous living accommodation including a self-contained annexe, large mature gardens, stabling and paddocks.

In all about 2.8 acres.



- Former Victorian railway station
- Original period features
- Generous 2,830 sq ft living accommodation
- Countryside views
- Self contained annexe
- Large mature gardens
- Stabling, feed room and tack room
- Paddocks
- In all about 2.8 acres



INTERIOR

Entrance into ENTRANCE HALL with window to the front and side with tiled flooring and doors leading off. STUDY with window to the front and side with tiled flooring. DINING HALL with window to the front aspect, tiled flooring, stairs rising to the first floor and patio doors leading to the terrace. Door to CLOAKROOM with WC, vanity sink unit, heated towel rail and extensively tiled walls and floors. SITTING ROOM with Victorian-style feature fire set upon a tiled hearth with cast-iron wood burner inset. With triple aspect windows to the front, side and rear overlooking the gardens. Oak flooring. KITCHEN/DINING ROOM comprising range and wall and base units over a solid oak worktop with Butler sink inset. Integrated appliances include an eye-level electric oven, built-in four ring hob with extractor over, fridge/freezer, dishwasher and washing machine. Plenty of space for dining table and chairs. Windows to the side overlooking the garden. Tiled flooring. Underfloor heating and door leading to the self-contained Annexe.

FIRST FLOOR

GALLERIED LANDING with window to the front aspect and doors leading to BEDROOM 1 with window to the side and a range of fitted wardrobes. BEDROOM 2 with windows to the side aspect, built-in storage cupboard and oak flooring. BEDROOM 3 with windows to both the side and rear aspects and range of fitted wardrobes. BEDROOM 4 with windows to both the side and rear and built-in storage cupboard. FAMILY BATHROOM comprehensively fitted with a suite comprising a WC, vanity sink unit with cupboards under, tiled shower enclosure, WC and extensively tiled walls and floor. SHOWER ROOM with tiled shower cubicle, wood laminate flooring and tiling to walls.



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CELLAR accessed via an exterior staircase to the front of the property.

SELF CONTAINED ANNEXE

Entrance via ENTRANCE HALL with door to INNER HALL with built-in cupboards and door to KITCHEN comprising a range of wall and base units under worktop with stainless steel sink and drainer. Integrated appliances include fridge/freezer, eye-level fan assisted over, four ring ceramic hob with extractor hood. Window to the front overlooking the gardens. SITTING ROOM with window to the rear and door to CONSERVATORY with tiled flooring and French doors leading out to the garden. BEDROOM 1 with window to the rear aspect. DRESSING AREA with door SHOWER ROOM comprising WC, a tiled shower area, vanity sink unit with cupboard and drawer storage.



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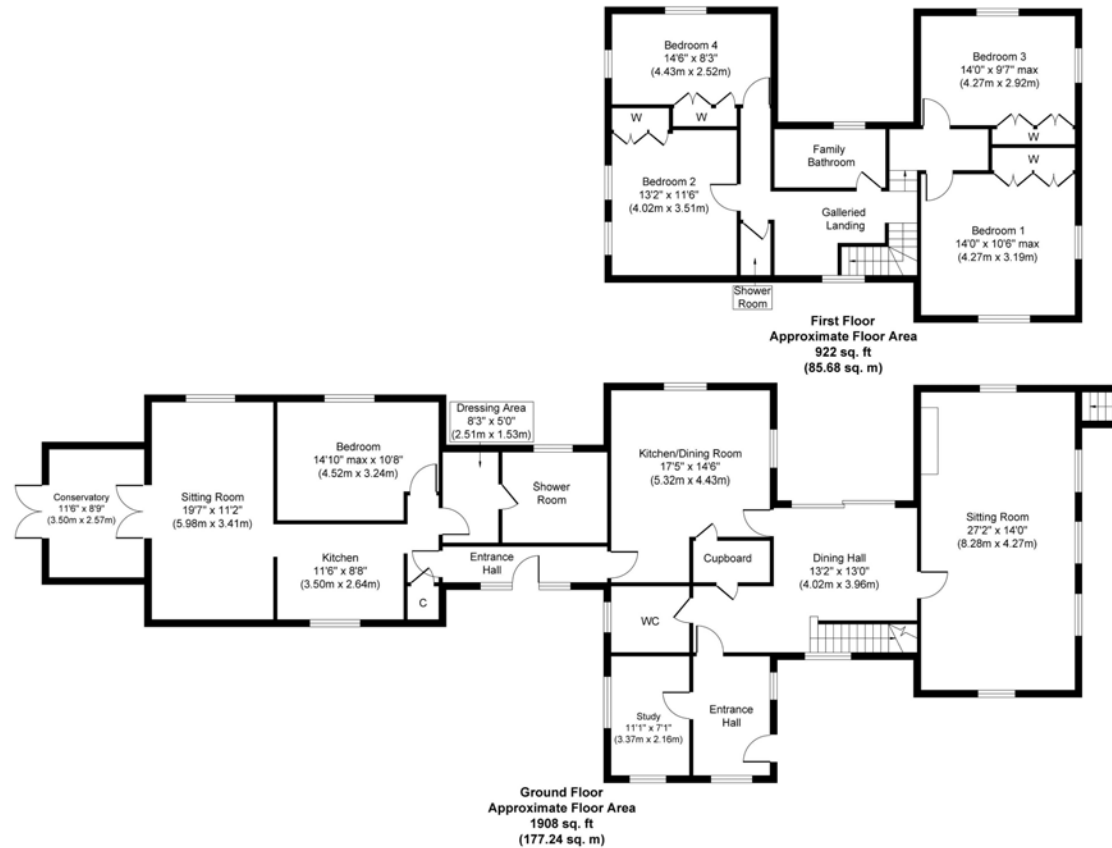
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EXTERIOR

Set well back from the road and approached via a sweeping driveway, the property occupies an established and private plot, enjoying an attractive setting amidst mature trees and landscaped gardens. The handsome detached residence is complemented by extensive lawns interspersed with ornamental trees and established planting, creating a wonderful sense of space, seclusion and tranquility. The gardens have been thoughtfully established over many years, combining open expanses of lawn with mature trees and seasonal planting to create an idyllic parkland-like setting and further offers PADDOCKS, STABLE BLOCK, FEED ROOM AND TACK ROOM. In all about 2.8 acres.



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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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 there is a picturesque market town of Clare about 5.5 miles and 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. Oil-fired heating.
NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: Main residence. Council Tax Band G. £3,919.12 per annum.
Annexe. Council Tax Band B. £1,828.92 per annum.

PROPERTY POSTCODE: CB9 7XR.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: A right to enter exists with the previous owners (British Railways Board) for the purposes of maintenance/inspection of the historic bridge etc.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: 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.



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