



Poynings
Stratford St Mary, Suffolk

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BURR**



Poynings, Upper Street, Stratford St Mary, Suffolk, CO7 6LW

Stratford St Mary is the most southerly village in Suffolk, situated in the heart of the Dedham Vale. The charming period architecture provides a wealth of character and amenities include a village shop, petrol station, public houses, primary school and parish church. The village is bypassed by the A12 which provides fast access to Ipswich 10 miles, Manningtree 7 miles and Colchester 7 miles, all providing commuter rail links to London Liverpool Street Station.

A Grade II listed four-bedroom (one en-suite) timber-framed detached residence enjoying an attractive setting amidst a picturesque street scene within the well-regarded village of Stratford St Mary. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property lies within walking distance of the Anchor public house and within convenient reach of the village primary school, A12 and renowned village of Dedham with its medieval architecture and landscape made famous by works of the artist, John Constable. A well-presented, characterful individual period residence of impressive standing, Poynings offers an accommodation schedule arranged via three ground-floor reception rooms and offers notable retained features including an array of chamfered timberwork and exposed studs, leaded-light casement windows, doors complete with Suffolk latches and a granite-topped, open plan, part-vaulted kitchen/dining room. Ideally suited as a family home, the property further benefits from a detached double garage, ample private parking, workshop and established gardens with a total plot size of approximately 0.27 acres.

A well-presented four-bedroom (one en-suite) detached Grade II listed period residence enjoying a village location, lying within the Dedham Vale Area of Outstanding Natural Beauty, comprising two reception rooms and further benefitting from a detached double garage, ample private parking, workshop and total plot size of approximately 0.27 acres.

Timber door with multiple locking points, opening to:

ENTRANCE HALL: With leaded-light window to front elevation, exposed timber and studwork and evidence of exposed brickwork. Stripped hardwood flooring and door with Suffolk latch opening to:

SITTING ROOM: With casement window range to front elevation and central inglenook fireplace with tiled hearth, brick surround and oak bressummer beam over with inset wood burning stove. Enjoying a wealth of exposed timber and studwork with central timbered crossbeam and door with Suffolk latch opening to staircase rising to first floor.

INNER HALL: Linking both reception rooms, the ground-floor bedroom, kitchen/dining room and utility room. With timbered archway and stripped wood flooring throughout.

FAMILY ROOM: Afforded a dual aspect with leaded-light casement window range to front and side in addition to an array of exposed timbers and studwork. The focal point of the room is a brick fireplace with recessed grate and brick hearth. Door to recessed corner storage with fitted shelving and coffin drop panel enabling furniture to be passed independently of the staircase to the first floor.

KITCHEN/DINING ROOM: Forming part of a two-storey rear extension and fitted with an extensive range of base units with granite surfaces over and upstands above. Fitted appliances include a three-door

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Rangemaster oven with five-ring induction hob over and Rangemaster extraction above. Further fitted appliances include two base-level fridges. A granite-topped island provides a ceramic butler sink unit with mixer tap over and space and plumbing for dishwasher. Part-vaulted roofline with LED spotlights, Velux window to side and natural stone tiled flooring with. Casement window range to side and French doors to rear opening to terrace and gardens beyond. Oak door to outside.

UTILITY ROOM: Fitted with a matching range of base units with granite-effect worktops over and upstands above. Stainless-steel single sink unit with mixer tap over and space and plumbing for washing machine and dryer. Tiled flooring throughout and also housing oil-fired boiler. Window to rear and further window to side.

BEDROOM 4: A ground-floor double bedroom offering considerable versatility with casement window range to side.

STOREROOM: A deep storeroom with tiled-effect flooring throughout, fitted shelving to rear and ample space for use as cloaks storage if required.

SHOWER ROOM: Fully tiled and fitted with ceramic WC, oval wash handbasin within a floating wall unit and separately screened shower with shower attachment. Leaded-light casement window range to side.

First floor

LANDING: With exposed timbers and door with Suffolk latch opening to:

LANDING ROOM: A versatile central thoroughfare with casement window range to front affording views across adjacent meadowland. Currently fitted with a range of wardrobes with attached hanging rail and useful fitted shelving. Stripped timber flooring and hatch to loft. Ideally

suitied as a first-floor playroom, reading room or study area. Door to linen store housing water cylinder with useful fitted shelving. Steps to rear with oak door and Suffolk latch to:

BEDROOM 1: A triple aspect principal suite with range of double-glazed casement windows to side and rear, bespoke storage solutions via oak-topped integrated units and a partly-tiled en-suite bathroom. The en-suite facilities are integrated directly to the principal bedroom with half-height wall tiling, ceramic wash handbasin set within a floating unit and free-standing bath with shower attachment. Double-width shower with both mounted and hand-held shower attachments with glass screen to front and obscured glass window to side with plantation shutters. Two wall-mounted heated towel radiators.

BEDROOM 2: With casement window range to front, exposed timbers and studwork and door to useful fitted recessed corner storage.

BEDROOM 3: With leaded-light window to side and wall-to-wall fitted wardrobes.

CLOAKROOM: Fitted with ceramic WC and corner wash handbasin within a fitted base-level unit. Tiled flooring throughout.

Outside

The property is approached via a shingle driveway providing space for approximately five vehicles. An established hedge line frontage is bordered by low-level brickwork with a single flowerbed and direct access from the driveway to the:

DOUBLE GARAGE: Set beneath a pitched clay-tiled roofline with oak struts to front and twin hinged doors. Light and power connected and personnel door to rear.

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The gardens span the width of the plot with a number of mature trees, border planting and established beds with an area of raised decking (with lighting and power) providing an ideal terrace for the south-facing side aspect. Offering considerable privacy and seclusion, the gardens are further enhanced by two substantial outbuildings in the form of a workshop and store, both with light and power connected.

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

BROADBAND SPEED: Up to 58Mbps (source Ofcom).

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F



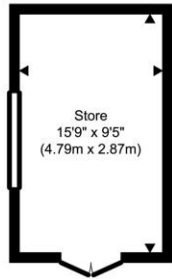
TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

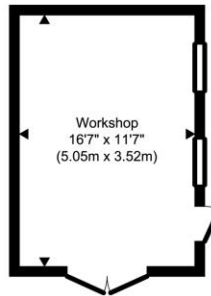
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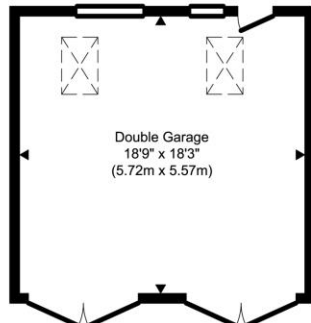
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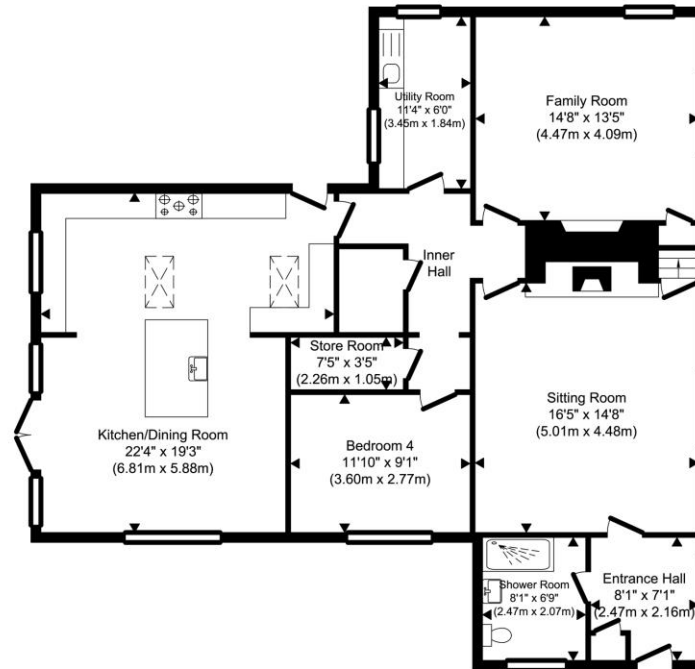
Store
Approximate Floor Area
147.89 sq. ft.
(13.74 sq. m)



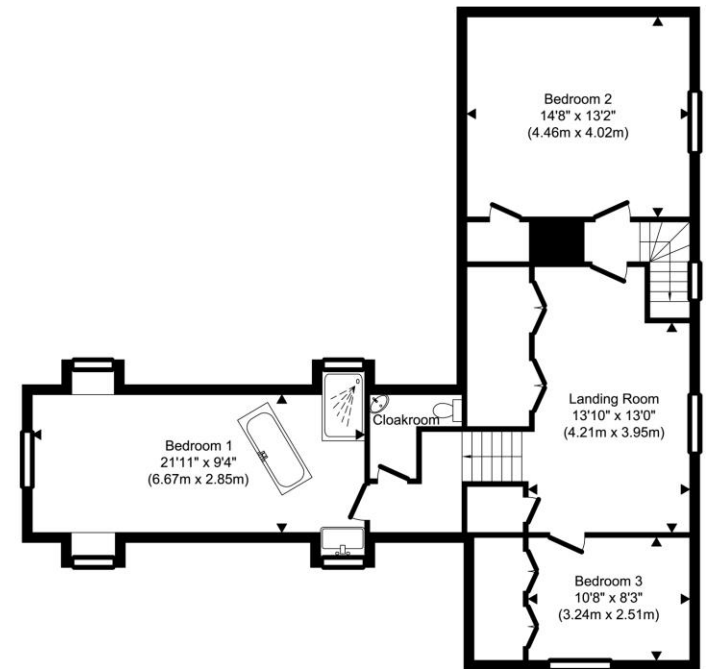
Workshop
Approximate Floor Area
191.27 sq. ft.
(17.77 sq. m)



Garage
Approximate Floor Area
342.93 sq. ft.
(31.86 sq. m)



Ground Floor
Approximate Floor Area
1331.49 sq. ft.
(123.70 sq. m)



First Floor
Approximate Floor Area
896.95 sq. ft.
(83.33 sq. m)

TOTAL APPROX. FLOOR AREA 2910.56 SQ.FT. (270.40 SQ.M.)
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