



**31 Saxham Street  
Stowupland, Suffolk**

**DAVID  
BURR**







# 31 Saxham Street, Stowupland, Suffolk, IP14 5DA

Stowupland is a large village centred around a village green and approximately a mile east of Stowmarket. The well served village has numerous amenities including a High School, primary school with pre-school, petrol station/shop, two churches, post office, butchers shop, Chinese takeaway, fish and chip shop and two public houses. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school. Stowmarket has a more comprehensive range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street.

## A delightful detached three bedroom character cottage in extensive grounds

Nestled in the heart of Stowupland, 31 Saxham Street is a charming retreat that combines historic elegance with modern comfort. This delightful three-bedroom detached cottage, dating back to 1880, offers a tranquil escape set in extensive grounds. Let's take a closer look at what makes this property a truly special find.

### A Warm Welcome

Approached via a gated pathway, the cottage welcomes you with its inviting presence and quaint picket fencing. The front garden, enclosed for privacy, sets the stage for the beauty that awaits within. A gated block paved driveway offers secure parking for multiple vehicles, while a large outbuilding provides additional garage, storage, and workshop space, catering to all your practical needs.

### Inviting Interiors

Step through the front door into a cosy porch, leading you into the welcoming entrance hall. Discover the delightful sitting room, bathed in natural light from its dual-aspect windows and glazed patio doors that open to the garden. Here, an impressive exposed brick fireplace with a log-burning stove sets the scene for cosy evenings with loved ones. The adjacent

office boasts Victorian charm with its cast iron fireplace and offers a peaceful space for work or relaxation.

### Entertainer's Dream

The heart of the home lies within the impressive open plan kitchen/dining/family room. Featuring extensive fitted units and natural wood work surfaces, the kitchen offers ample storage and preparation space. Seamlessly flowing into the dining area and a delightful breakfast space, this area is perfect for hosting gatherings or enjoying casual meals with family. Patio doors open to the manicured gardens, blurring the lines between indoor and outdoor living. A utility room provides additional storage and laundry facilities, adding to the convenience of modern living.

### Tranquil Retreat

Upstairs, the first floor reveals a generous landing leading to three well-designed bedrooms and a recently modernised family bathroom. The attic room, currently used as a study, offers additional versatility to suit your lifestyle needs. Outside, the expansive garden is a true oasis, carefully landscaped with a variety of features including an entertaining patio, a timber summer house, and flourishing flower beds and fruit trees, providing a peaceful haven for relaxation and enjoyment.

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## Your Sanctuary Awaits

With its idyllic setting, versatile living spaces, and enchanting gardens, 31 Saxham Street offers a lifestyle of tranquility and comfort. Experience the timeless allure of countryside living and make this delightful cottage your forever home in Stowupland. Schedule your viewing today and embark on a journey to your dream retreat.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E

**EPC RATING: E**

**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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 whatever 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.



# 31 Saxham Street, Stowupland, Suffolk, IP14 5DA



Approximate Gross Internal Area  
Main House 1610 sq ft (150 sq m)  
Outbuilding 490 sq ft (46 sq m)  
Total 2100 sq ft (195 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

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