



**The Thatchers House
Stoke By Clare, Suffolk**

**DAVID
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The Thatchers House, Stoke By Clare, Sudbury, Suffolk CO10 8HP

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.

This substantial detached Grade II Listed property is situated in the heart of one of the area's most sought after villages a stone's throw from amenities. The property has retained many original period features with exposed beams and an impressive inglenook fireplace and brick floors, all complemented by a bespoke handmade kitchen and tastefully presented living accommodation. In addition the rear wing ideally lends itself for use as an annexe or home office whilst further benefits include off-road parking and mature enclosed rear gardens.

A substantial detached Grade II Listed property with annexe accommodation in the heart of the village.

Entrance into the:

ENTRANCE HALL Featuring an attractive herringbone floor, brick fireplace, stairs rising to the first floor and exposed beams.

DRAWING ROOM A light double aspect room featuring an attractive fireplace with brick hearth, exposed beams and outlook over the rear garden.

SITTING ROOM A charming double aspect room featuring an impressive inglenook fireplace with log grate and oak bressummer, herringbone brick floor and exposed beams.

KITCHEN/DINING ROOM The hub of the home, this spacious room also features period features with slate flooring, exposed beams and a door leading to the garden. The kitchen has recently been updated and extensively fitted with a bespoke range of units under granite and wooden worktops with a Belfast sink and additional stainless steel rinsing bowl. Appliances include an electric Aga set within the fireplace, an integrated oven and a two ring electric hob, integrated dishwasher, water filter system, fridge/freezer and space for a freezer with a shelved pantry and a cupboard housing the boiler.

UTILITY/LAUNDRY ROOM With shelving, water softener, plumbing for a washing machine and space for a tumble drier.

BATHROOM Tastefully fitted with a classic white suite comprising a WC, wash basin, roll top bath with ball and claw feet and an airing cupboard.

CELLAR Useful storage/wine cellar.

REAR LOBBY Leading to the **Annexe** with stairs rising to the first floor with a cupboard under and door leading to the garden.

GUEST BEDROOM A light double aspect room featuring a fitted wardrobe and outlook over the garden.

SHOWER ROOM Fitted with a white WC, wash basin and tiled shower cubicle.

Stairs lead up to:

LANDING With storage cupboard and access to the loft space.

OFFICE/HOBBY ROOM/BEDROOM 5 A useful room enjoying a double aspect and outlook over the garden.

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First Floor

Accessed via the principle staircase. The landing features exposed beams and doors to:

BEDROOM 1 A delightful double aspect room with exposed beams and door to the **Dressing Room** featuring a built-in wardrobe and access to the loft.

BEDROOM 2 A double aspect room with exposed beams and fitted wardrobes.

BEDROOM 3 Outlook to the rear, exposed beams and floor boards.

Outside

The property sits in the heart of the village approached by a shared gravel driveway providing parking and gated access to the gardens. The gardens are an asset to the property with extensively paved terraces, ideal for entertaining leading onto the lawn flanked by mature beds and borders with meandering brick pathways leading through mature apple trees and shrubs.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Main drains, electricity and oil-fired heating.

EPC: E.

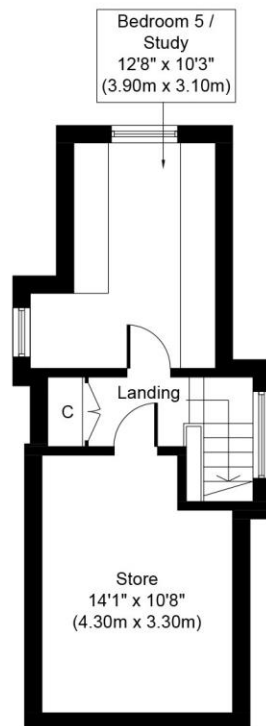
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

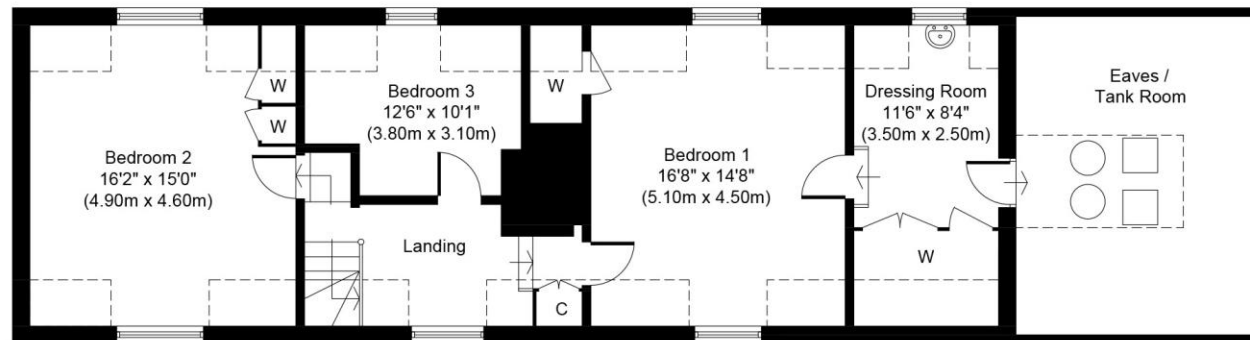
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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.



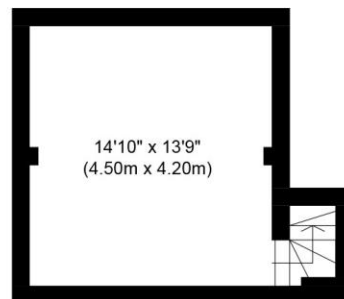


First Floor Above Bedroom 1
Approximate Floor Area
330 Sq. ft.
(30.7 Sq. m.)

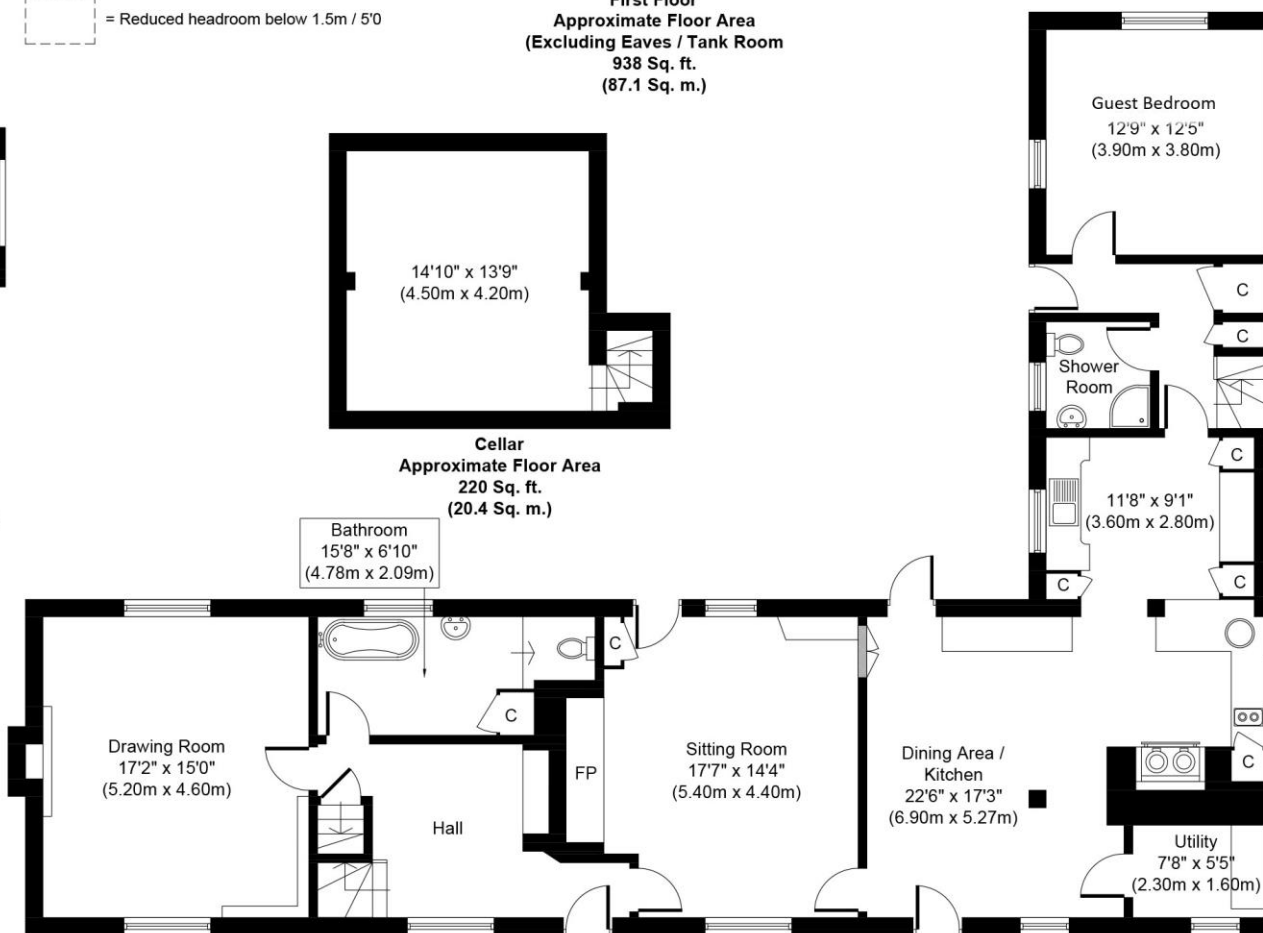
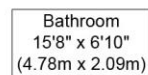


First Floor
Approximate Floor Area
(Excluding Eaves / Tank Room)
938 Sq. ft.
(87.1 Sq. m.)

- Reduced headroom below 1.5m / 5'0



Cellar
Approximate Floor Area
220 Sq. ft.
(20.4 Sq. m.)



Ground Floor
Approximate Floor Area
1592 Sq. ft.
(147.9 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. 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.

