



**Hannahs**  
**Withersfield, Suffolk**

**DAVID  
BURR**



# Hannahs, Burton Green, Withersfield, Haverhill, Suffolk CB9 7SB

Withersfield lies in attractive countryside on the Suffolk/Cambridgeshire border. The village surrounds a large green and benefits from a pub and a fine church, which dates back to 1480. Cambridge is approximately 17 miles to the west. There is also easy access to the A14 and M11 and via these roads to the national road network. There are mainline stations at Cambridge, Whittlesford and Audley End, which offer a commuter service to London.

Idyllically positioned on the edge of a village greensward this spacious detached property with private grounds offers generously proportioned living accommodation ideal for multi-generational living and has seen the benefit of extensive renovation & improvement works by the current owners. A spacious home office/studio situated in the rear garden could also be utilised as Annexe accommodation subject to the necessary consents.

## A unique detached house with private gardens and annexe potential situated on the village green.

Entrance into:

**HALLWAY** A spacious hall via a charming front terrace with views across the pretty front gardens and staircase to the first floor.

**KITCHEN/DINING/FAMILY AREA** Forming the hub of the home, this open-plan space enjoys a stylish kitchen comprising a range of units under quartz worktop with 1.5 bowl sink inset with waste disposal and hot tap. Integrated appliances include a range style cooker and dishwasher whilst there is space for a fridge/freezer, large pantry cupboard and breakfast island. The room opens into a more than generous open plan space with plenty of room for a dining table and chairs with an area to segregate as a **Sitting Room** situated against a fireplace and enjoying views across the front garden.

**UTILITY ROOM** With a further range of wall and base units under worktop with a stainless steel sink inset, large storage cupboard, space and plumbing for a washing machine and tumble drier. Door to outside and door to the:

**CLOAKROOM** With WC and wash hand basin.

**BEDROOM 3** A spacious double bedroom with large built-in wardrobe and windows overlooking the pretty front gardens and **En-Suite** comprising shower cubicle, vanity sink unit, WC and wash hand basin.

**BEDROOM 4** Another spacious double bedroom which could also be utilised as a study with large built-in wardrobe and French doors leading to the rear terrace.

### First Floor

**LANDING** With airing cupboard, large loft void and access to:

**BEDROOM 1** A spacious and light double aspect double bedroom enjoying views across the delightful grounds featuring a range of built-in wardrobes.

**BEDROOM 2** A further spacious double bedroom enjoying a double aspect with built-in wardrobes and door to a large loft void.

**FAMILY BATHROOM** Fitted with a bath, separate shower cubicle, vanity unit, WC, heated towel rail and pedestal sink unit.

### Home Office/Studio

The former stableblock has been tastefully converted into a large office with kitchen and a studio. Well insulated with engineered wood flooring this bright and generous space also offers the potential for Annexe accommodation subject to the necessary planning consents.

### Outside

The property is approached via a five bar gate leading to an extensive parking and turning area providing space for multiple vehicles in turn leading to the **GARAGE**.

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The charming front gardens feature a range of mature trees interspersed with traditional lawn with a footpath leading to the front. Vehicular access continues to the left-hand side of the boundary going through a second five bar gate providing further parking to the rear. The rear gardens enjoy further areas of traditional lawn with several extensive dining terraces including a decked terrace situated adjacent a **Summer House**. The gardens feature a range of mature trees and fruit trees, a vegetable bed and further storage sheds all backing onto open countryside to the rear.

**SERVICES:** Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: E. £2,400.00 per annum.

**EPC RATING:** D.

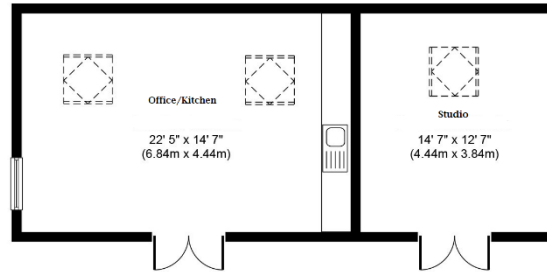
**WHAT THREE WORDS DIRECTIONS:** asterisk, horn, printer.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

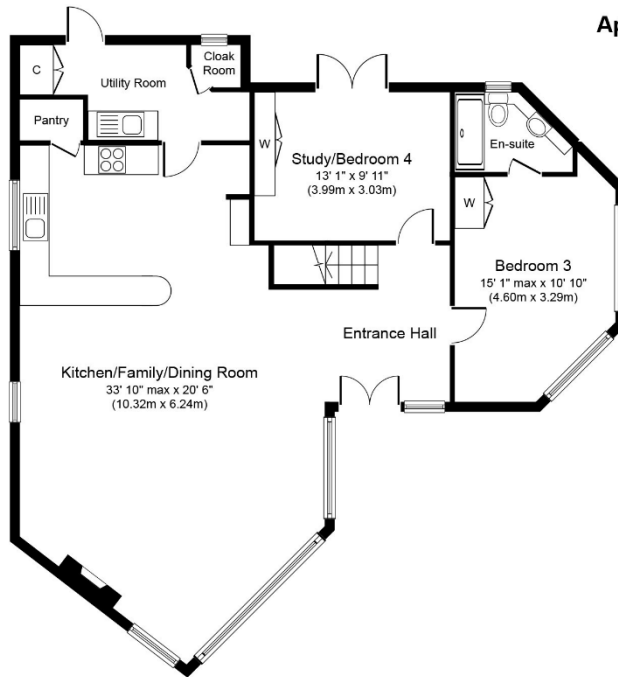
**TENURE:** Freehold.

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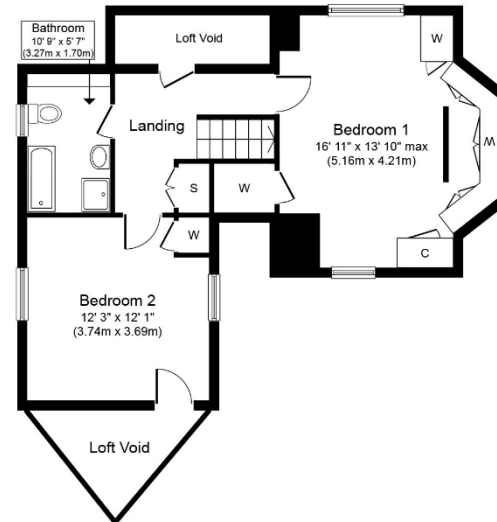




**Approximate Floor Area**  
**518 sq. ft.**  
**(48.2 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,111 sq. ft.**  
**(103.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**538 sq. ft.**  
**(50.0 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. 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.

