



DAVID
BURR

Lower Street
Stratford St Mary, Suffolk

Riversdale, Lower Street, Stratford St Mary, Suffolk, CO7 6JS

A handsome detached period residence of considerable standing and architectural distinction, Riversdale occupies an enviable central position within the highly regarded village of Stratford St Mary sitting on a plot of approx. 1.5 acres. Unlisted and displaying elegant red-brick elevations beneath a traditional roofline, the house is distinguished by its attractive Victorian windows, exceptional ceiling heights approaching 12 feet and an abundance of natural light. Combining impressive proportions with a wealth of period character, Riversdale is a particularly rare and distinguished village home.

The property is entered through a welcoming entrance hall with attractive mosaic pattern tiled flooring and a staircase rising to the first floor. The principal reception rooms are beautifully proportioned, most notably the elegant drawing room, which enjoys a west facing outlook across the rear gardens.

A fireplace with inset grate, stone surround and hearth provides an attractive focal point, complemented by picture rails and decorative cornicing. To the front of the house, a separate study with fitted shelving creates an excellent environment for home working.

An inner hall, finished with stripped oak flooring and incorporating useful storage, leads through to the informal heart of the house. The welcoming breakfast room opens directly onto the rear terrace and gardens and features a fireplace with bottled gas stove together with substantial floor to ceiling fitted pine cabinetry.

Beyond lies the impressive vaulted kitchen, forming part of an attractive single storey extension. Fitted with an extensive range of cabinetry beneath a combination of granite and timber work surfaces, the kitchen is centred around a substantial island and incorporates an oil fired Aga, integrated Neff appliances and a double ceramic butler sink. Tiled flooring continues into the adjoining utility room, from which there is direct access to the side terrace.

The reception accommodation is further complemented by a formal dining room with fireplace, decorative cornicing and picture rail, together with a delightful garden room. Set upon a brick base and glazed to three elevations, the garden room enjoys attractive views over the established grounds and provides a wonderful connection between the house and garden throughout the seasons.

On the first floor four generously proportioned bedrooms are enhanced by a well-appointed family bathroom with separate shower. The principal bedroom is particularly impressive and benefits from an extensive range of fitted wardrobes together with an en-suite bathroom. The second floor has been converted to provide three further attic rooms and a separate shower room, offering considerable flexibility for use as guest accommodation, home offices, playrooms or hobby spaces.

Outside, Riversdale is complemented by mature and beautifully established grounds containing a wealth of specimen planting and numerous mature trees, several of which are protected by Tree Preservation Orders. A magnificent Yew tree forms an especially striking centrepiece within the garden, while broad areas of lawn and terrace provide ample space for outdoor entertaining and recreation. Gated private parking leads to a detached double garage, while one of the property's most compelling features is its generous frontage to the River Stour, with landing stage and Riparian Rights, creating a wonderfully picturesque and tranquil setting that is exceptionally rare for a home occupying such a convenient village position.

- **Highly regarded central village position in Stratford St Mary**
- **Handsome red-brick elevations and elegant Victorian windows**
- **Exceptional ceiling heights approaching 12 feet and excellent natural light**
- **Impressive vaulted kitchen with large island, oil-fired Aga and integrated Neff appliances**
- **Four generous first-floor bedrooms, including a principal bedroom with en-suite bathroom**

- **Three versatile second-floor attic rooms together with a separate shower room**
- **Mature landscaped gardens with specimen planting, established trees and extensive lawns**
- **Gated private parking, detached double garage and generous entertaining terraces**
- **Exceptional frontage to the River Stour within easy reach of Dedham Vale, Colchester, Ipswich and the regional road and rail network**





Stratford St Mary is an especially attractive and well regarded village set within the celebrated Stour Valley, an area renowned for its gently undulating countryside, riverside scenery and association with the landscapes made famous by John Constable. The village enjoys a strong sense of community and an appealing blend of period architecture and rural surroundings, while nearby Dedham and the wider Dedham Vale provide excellent opportunities for walking, cycling and enjoying the surrounding countryside. Riversdale's central village setting enables its owners to enjoy the character and convenience of village life while retaining an exceptional degree of privacy within its own established grounds.

Despite its distinctly rural atmosphere, Stratford St Mary is well positioned for access to the principal centres of Colchester and Ipswich, with the A12 providing convenient road connections through the region and towards London. The surrounding area offers a broad range of everyday amenities, independent shops, restaurants, leisure facilities and educational opportunities, while rail services from nearby stations provide connections towards London and other regional centres. This combination of accessibility, outstanding countryside and an exceptional riverside setting makes Riversdale particularly well suited to those seeking a substantial period home without sacrificing convenience.

TENURE: Freehold

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

EPC RATING: E

WHAT3WORDS: jazz.metals.microchip

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

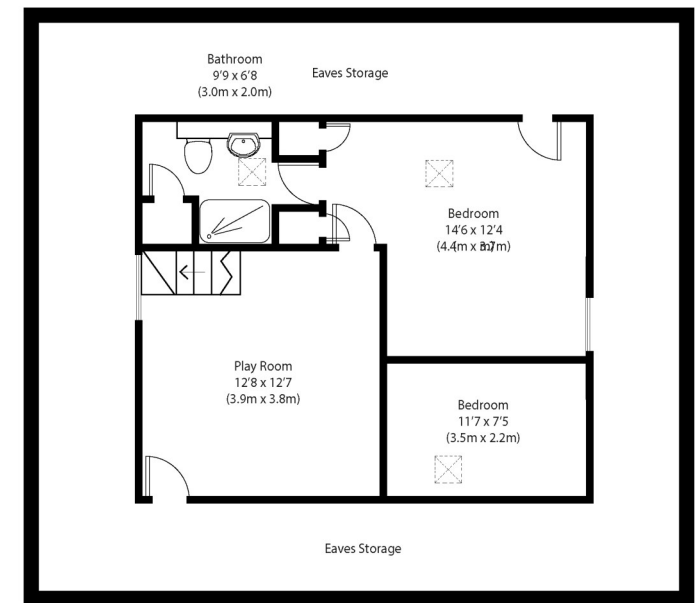
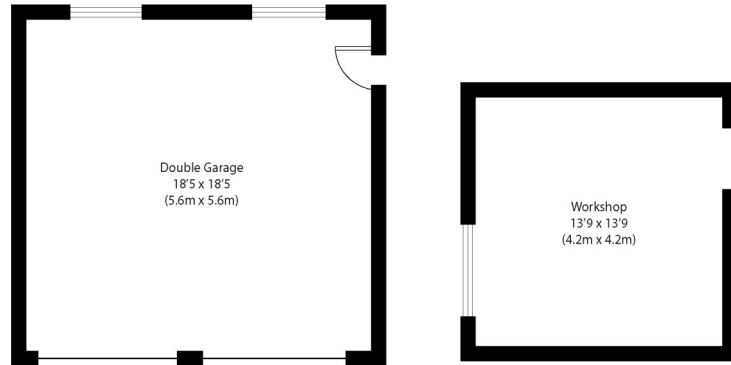
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Approximate Gross Internal Area
Main House 3350 sq ft (311 sq m)
Outbuildings 535 sq ft (50 sq m)
Total 3885 sq ft (361 sq m)

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.photohausgroup.co.uk

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Second Floor

