



**Carrington House, Shilling Street,  
Lavenham, Suffolk**

**DAVID  
BURR**



# Carrington House, Shilling Street, Lavenham, Suffolk CO10 9RH

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

An outstanding Neo-Georgian village home constructed in 2002, and therefore unlisted, yet which provides bright and characterful accommodation well-suited to modern living. The property is a perfect 'lock up and leave' and provides ample living space including a drawing room, living room and dining room, together with an AGA kitchen/breakfast room, utility/boot room and a ground floor cloakroom. There are four well-proportioned bedrooms on the first floor (master with ensuite and dressing room) as well as a recently upgraded family bathroom. There is extensive storage throughout as well as the further benefit of private off-road parking within a garage and a private enclosed low maintenance rear garden.

## A four-bedroom unlisted village home in one of Lavenham's most highly regarded locations with private garden and garage

Front door leading to:-

**ENTRANCE LOBBY:** With space for coats and shoes and an opening into:-

**INNER HALL:** With staircase rising to first floor with a useful broom cupboard below and an opening leading to:-

**SITTING ROOM:** An outstanding reception room with twin double-glazed double-hung sash windows allowing for plenty of natural light and a central fireplace with a polished granite hearth and surround with electric faux wood burning stove. High quality solid oak flooring which continues throughout much of the ground floor and recessed display shelving and bookcases to either side of the chimney breast.

**DINING ROOM:** A well-proportioned and particularly bright room with twin double-hung double-glazed sash windows. Ample room for a substantial dining table and chairs.

**LIVING ROOM:** A versatile area adjacent to the kitchen/breakfast room which is currently used as a living room and home study with double doors opening onto decked terracing providing a lovely view over the garden.

**AGA KITCHEN/BREAKFAST ROOM:** With a continuation of high quality oak flooring and plenty of room for a breakfast table and chairs in an attractive bay window with floor-to-ceiling glass panels. The kitchen contains a matching range of base and wall level solid wood units with a combination of polished granite and wood work surfaces which incorporate a stainless-steel sink with mixer tap above, drainer to side and further water tap. Three-oven gas AGA range cooker with twin hot plates over and AGA extractor above, space for a freestanding refrigerator/freezer and with display shelving and wine rack.

**UTILITY/BOOT ROOM:** With tiled flooring and a stable door opening onto the garden and a further range of base and wall level units with work surfaces incorporating a stainless-steel sink. Space and plumbing for washing machine and space for tumble dryer and also containing a dishwasher. Door opening into the garage.

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**CLOAKROOM:** Containing a WC and a pedestal wash hand basin with tiled splashback.

## First Floor

**LANDING:** With access to loft storage space (with dropdown ladder, light and is partially boarded). A useful airing cupboard with fitted shelving. Doors leading to:-

**BEDROOM 1:** A well-proportioned principal suite with twin sash windows overlooking the street scene and a double wardrobe off. Further doors leading to:-

**WALK-IN WARDROBE:** With a range of fitted shelving with drawers and hanging rails.

**EN-SUITE:** Containing a large tiled shower with glass screen door, WC, vanity suite and with useful storage throughout. Chrome heated towel rail.

**BEDROOM 2:** Currently utilised as a further office room but which could equally function as a substantial double bedroom with a lovely view over the property's rear garden and towards open countryside in the distance. Substantial fitted wardrobe with shelving and hanging rails off.

**BEDROOM 3:** A further double bedroom with double wardrobe and an outlook over the garden.

**BEDROOM 4:** A further well-proportioned double room with twin double-hung sash windows and a useful substantial wardrobe off.

**BATHROOM:** Recently refitted to a high standard with a large walk-in shower with glass screen, rainfall-style shower head and an additional

attachment below. WC, wash hand basin, chrome heated towel rail and tongue & groove panelled walls.

## Outside

To the front of the property an access leads into:-

**GARAGE:** With timber double doors and used by the current owners for storage but could equally provide sheltered parking if required. Power light connected, water softener and personnel door opening into the utility/boot room.

To the rear of the property is a particularly attractive and completely walled private enclosed garden which has been designed with low maintenance in mind. Newly installed decked terrace adjacent to the property itself and stone paving providing attractive areas of seating. Well stocked herbaceous borders with several flowering trees including a mature magnolia and olive tree. A private pedestrian access leads down the side of the property and back to Shilling Street.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**AGENT'S NOTES:** The access to the side of the property is owned by Carrington House, over which one other property has a right of way. For more information, please contact the office.

**EPC RATING:** E – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Modern brick and timber frame with brick and block garage.

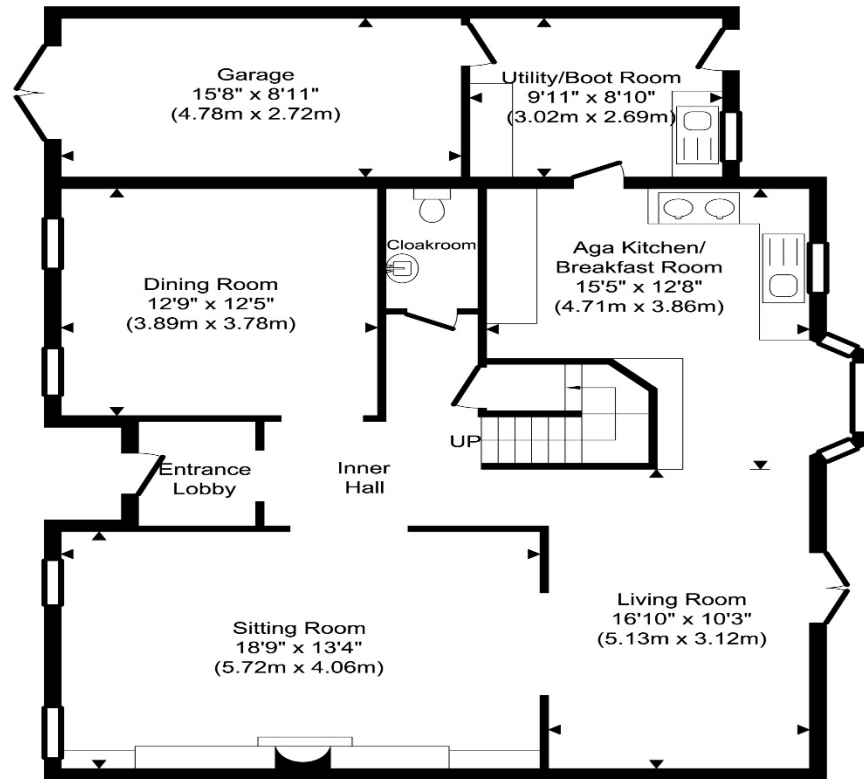
**WHAT3WORDS:** splinters.blotches.followers

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

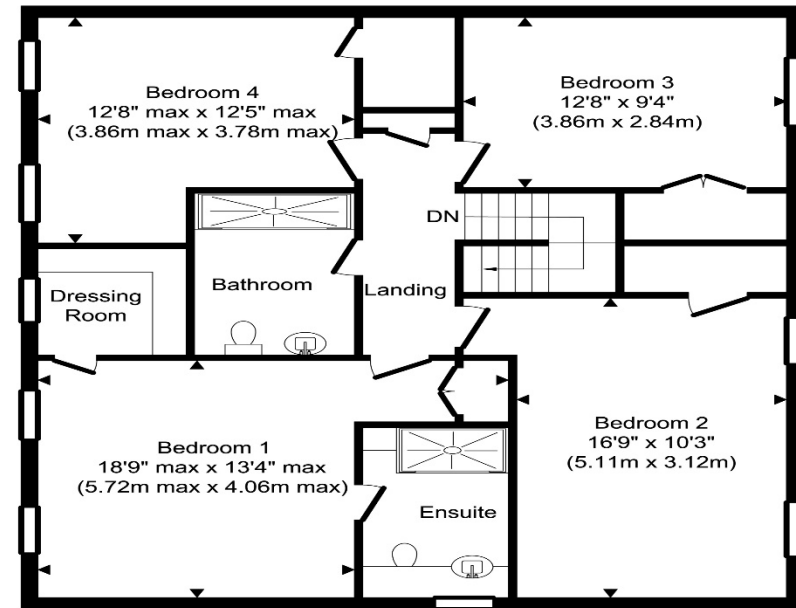
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Ground Floor  
Approximate Floor Area  
1202.75 sq. ft.  
(111.74 sq. m)



First Floor  
Approximate Floor Area  
956.48 sq. ft.  
(88.86 sq. m)

TOTAL APPROX. FLOOR AREA 2159.00 SQ.FT. (200.60 SQ.M.)  
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