



**Low Thatched Cottage, Lavenham Road,
Great Waldingfield, Suffolk**

**DAVID
BURR**



LOW THATCHED COTTAGE, LAVENHAM ROAD, GREAT WALDINGFIELD, SUFFOLK, CO10 0RW

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

A detached Grade II listed thatched cottage situated in a discreet and tucked away location in a well-served Suffolk village. The property contains accommodation over two levels which includes three primary reception rooms, a kitchen, utility and ground floor bathroom. Upstairs are two/three bedrooms and there is potential to create further accommodation subject to planning (see agent's notes). The property benefits from stunning cottage gardens with areas of lawn and mature well-established flowerbeds which extend to approx. 0.5 acres.

A detached thatched cottage with beautiful gardens measuring approx. 0.5 acres.

Front door leading to:-

ENTRANCE HALL: With a staircase rising to first floor, exposed timbers and thumb latch door leading to:-

SITTING ROOM: A charming dual aspect reception room with secondary glazed leaded light windows on each side. Charming brick fireplace with oak mantel and brick hearth.

KITCHEN: Recently refitted to a particularly high standard and with a range of marble worksurfaces incorporating a butler sink with polished brass mixer tap over. Space for a free-standing Range cooker. Exposed timbers and a heated towel rail.

DINING ROOM: With wood flooring and a feature fireplace, space for a dining table and chairs, exposed timbers and leaded light windows.

DRAWING ROOM: An attractive triple aspect reception room with leaded light windows on three sides and a central feature fireplace with brick hearth and oak mantel. Convenient recessed study area and plenty of space for seating.

Inner Hall: Serving all of the above rooms and also leading to a:-

BATHROOM: With limestone flooring and containing a roll top bath with claw feet and traditional fittings over. Also containing a WC, wash hand basin and heated towel rail.

UTILITY: With wood flooring and a further range of base level units with marble worksurfaces incorporating a ceramic butler sink with a polished brass mixer tap over. Integrated NEFF dishwasher and with space and plumbing for a washing machine and space for tumbler dryer. Further room for a free-standing refrigerator/freezer.

REAR PORCH: An attractive addition with leaded effect windows, space for seating, brick floor and a door with a pretty outlook over the garden.

First Floor

As is not uncommon with thatched cottages, there is reduced head height at first floor in some areas.

LANDING: A split landing leading to:-

BEDROOM 1: A charming double bedroom with a secondary glazed leaded light window and steps leading up to:-

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DRESSING ROOM: A convenient space with hanging rails and a door leading to:-

BEDROOM 2: An ideal guest bedroom with a dual aspect outlook and a low-level cupboard leading into **LOFT SPACE** with potential for conversion into accommodation (see agent's notes).

OCCASIONAL BEDROOM: With attractive engineered oak flooring and a view over the garden.

Outside

The property is approached via a private gravel driveway which leads from the highway itself down through wrought-iron gates and across the front to the property. This then extends into a wider area of parking with potential to erect a cartlodge (see agent's notes).

The property's gardens are unquestionably one of its finest attributes and have been beautifully planted with a colourful and diverse variety of flowers including mature roses. Beautiful areas of lawn are enclosed by mature specimen trees which provide the garden with a significant degree of privacy. Well-established beds divide the garden into a number of distinct areas, one of which enjoys a stunning outlook over fields to the rear. There is the further benefit of a high-quality timber **SUMMERHOUSE** with power and light connected and there is an additional storage shed and potting shed with a private terrace at the rear of the plot within the shade of a mature pine tree.

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

AGENT'S NOTES

The property is Grade II listed and thought to date back to the 17th century.

Potential purchasers should note that the driveway is narrow in parts and therefore is potentially unsuitable for larger vehicles. Further unallocated parking can be found in a layby off of the highway (subject to availability).

Planning permission was once obtained but has now lapsed for the creation of further accommodation by converting unused roof space into a bedroom and reconfiguring the first floor. Search Babergh Planning Portal using reference number DC/20/02304. Planning permission for a detached double cartlodge was also obtained under the same application.

EPC RATING: Exempt - listed

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

COUNCIL TAX BAND: E

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

THATCH INFORMATION: The property was completely rethatched in 2020 with Suffolk straw.

WHAT3WORDS: hobbit.caused.reissued

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

FLOORPLAN TO BE APPENDED





