



The Dower House
High Street, Cavendish, Suffolk

**DAVID
BURR**



The Dower House, High Street, Cavendish, Sudbury, Suffolk CO10 8AS

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

This charming Grade II Listed detached cottage is situated in the heart of the village convenient for local amenities. The property has retained many original period features and offers a flexible layout including a ground floor bedroom and sits within delightful mature gardens with ample parking, garage and a carport.

A charming detached cottage in the heart of the one of the area's most sought after villages.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM A charming double aspect room featuring a brick fireplace and exposed beams.

DINING ROOM A lovely light double aspect room with door to the front lobby.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a 1½ bowl sink and drainer inset. Appliances include an electric oven and 4 ring hob, plumbing for a dishwasher and space for a fridge freezer whilst in addition there is a useful storage cupboard and door to the rear.

UTILITY Fitted with further units under worktops with stainless steel sink and drainer and space for a tumble dryer.

BEDROOM 4 A double aspect room with wall-to-wall fitted wardrobes and tiled shower cubicle.

CLOAKROOM WC and wash basin.

First Floor

SPACIOUS LANDING AREA leads to:

BEDROOM 1 A large double room with exposed beams.

BEDROOM 2 Double aspect with exposed beams and airing cupboard.

BEDROOM 3 A further double room with fitted wardrobe.

BATHROOM Fitted with a WC, wash basin and bath with shower over.

Outside

The property is approached via double gates leading onto a gravel driveway providing parking for several vehicles in turn leading to the **SINGLE GARAGE with** remote controlled roller door and adjacent **CARPORT and garden shed**. The front gardens are lawned with mature beds and borders with gated access leading to an enclosed courtyard ideal for al fresco entertaining and the rear. The delightful rear gardens are predominantly lawned with well stocked beds and borders, trees and shrubs and a variety of seating areas with an additional garden shed.

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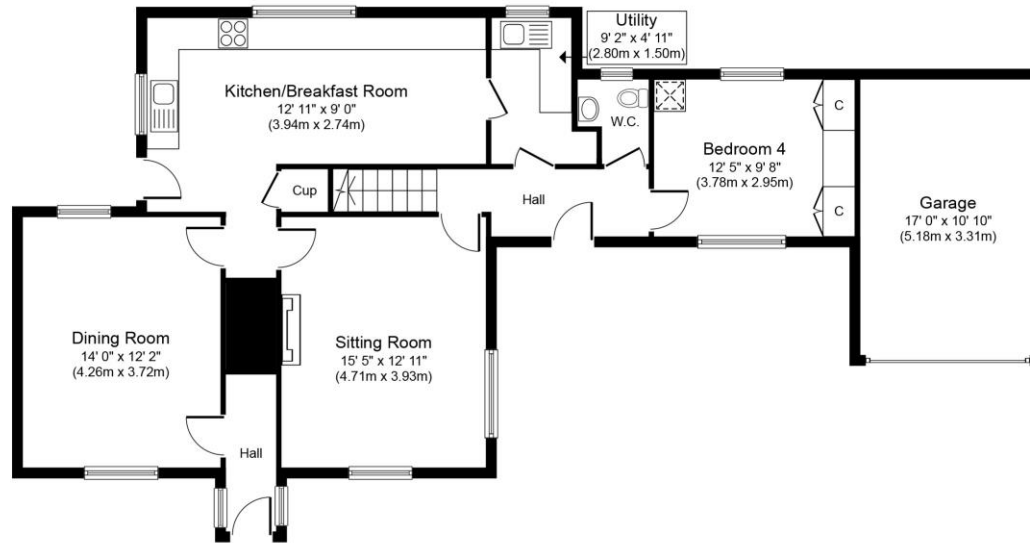
SERVICES Main water, drainage and electricity. Gas fired heating.

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

LOCAL AUTHORITY West Suffolk Council. Council Tax Band: F.

£2,911.51 per annum.

VIEWING Strictly by prior appointment only through DAVID BURR.



Ground Floor
Approximate Floor Area
1,140 sq. ft.
(105.9 sq. m.)



First Floor
Approximate Floor Area
668 sq. ft.
(62.1 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.

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