



Proposed North-East (Front) Elevation
Scale 1:50 @ A1 (1:100 @ A3)



Proposed North-West Elevation
Scale 1:50 @ A1 (1:100 @ A3)

Materials

- Plinth: Good quality soft-red facing brick.
- Walls: Pale colour render.
Pale colour boarding (gable apices).
Good quality soft-red facing brick.
- Roofs: Burnt red clay plain tile.
- Joinery: Painted softwood - colour to be agreed.
- Details: Timber pent boards, exposed rafter feet and profiled barge boards.



Proposed South-West Elevation
Scale 1:50 @ A1 (1:100 @ A3)



Proposed South-East Elevation
Scale 1:50 @ A1 (1:100 @ A3)



Brewer's Cottage (Re-build), Withersfield, Haverhill, Suffolk CB9 7SE

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.

Planning Permissions has been approved for the erection of a 3,000 square foot detached house with double cart lodge sitting in a 0.35 acre plot with countryside views. The property currently situated on the site has approval to be removed and replaced with the new dwelling. The proposed dwelling enjoys an open plan Kitchen/Family/Dining Room with separate Sitting Room and Home Office and on the first floor there are 4 generous bedrooms including an impressive master suite with stunning views.

Outside the new dwelling will enjoy parking for multiple vehicles behind a gated entrance with double cart lodge and the grounds will benefit from a range of mature existing and some new trees and a particular highlight is the large south facing dining terrace.

GUIDE PRICE £400,000

SERVICES: To be installed in the New Dwelling. On Site electricity and water supply.

LOCAL AUTHORITY: West Suffolk Council.

VIEWING: Strictly by prior appointment through DAVID BURR.

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