



September Cottage,  
Cavendish, Suffolk

DAVID  
BURR



# SEPTEMBER COTTAGE, DUCKS HALL LANE, CAVENDISH, SUFFOLK, CO10 8AL

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.

A recently constructed country house situated within impressive grounds. The property was finished in 2017 and has been constructed with a clear emphasis on quality of materials and the open views over the grounds. Accommodation is arranged over 2 storeys and includes a sitting room, dining room, kitchen/breakfast room, utility and cloakroom at ground floor with 4 double bedrooms (master with en-suite) and a family bathroom on the first floor. The grounds include formal gardens and a number of fenced paddocks ideal for equestrian use or livestock. There is the additional benefit of extensive parking including a garage and variety of useful outbuildings. **In all about 6.16 acres (sts).**

## **A high-quality detached country house within a generous plot at the end of a quiet lane.**

**ENTRANCE PORCH:** An attractive oak framed porch with front door leading to:-

**ENTRANCE HALL:** With high quality engineered oak flooring which continues throughout much of the ground floor and with a solid oak staircase rising to first floor with galleried landing over. Useful understairs storage cupboard off. Solid oak ledge door with traditional style ring latches leading to:-

**SITTING ROOM: 16'8" x 14'4"** (5.13m x 4.41m) A well proportioned dual aspect room with a beautiful open outlook in two directions over the property's grounds and neighbouring countryside. Central fireplace with inset wood burning stove situated on a granite hearth with bressumer beam over and exposed brick surround.

**KITCHEN/BREAKFAST ROOM: 26'11" x 15'3" (max)** (7.96m x 4.68m (max)) Finished to a high standard throughout in a farmhouse style with porcelain tiled flooring with underfloor heating below and a matching range of base and wall level shaker style units with polished granite worksurfaces incorporating a butler sink with a mixer tap above, free-standing electric Rayburn range cooker with over mantle and extractor above and twin warming plates. Fitted appliances include a refrigerator and freezer and a Bosch integrated dishwasher and extensive storage including a fitted pantry cupboard

and a central island with inset breakfast bar. Plenty of space for a dining table and chairs and with beautiful open views over the gardens. Solid oak ledge door leading to:-

**DINING ROOM: 11'4" x 10'9"** (3.50m x 3.34m) With engineered oak flooring, space for table and chairs and views over countryside.

**UTILITY/BOOT ROOM: 7'8" x 7'2"** (2.40m x 2.22m) A useful area with a uPVC double glazed stable door opening onto the gardens and a further range of a base and wall level units with work surface incorporating a ceramic sink with mixer tap above and drainer to side and space and plumbing for a washing machine. Door leading to:-

**CLOAKROOM:** Containing a W.C. and wash hand basin.

### **First Floor**

**GALLERIED LANDING:** With engineered oak flooring which continues throughout all bedrooms and a useful double width linen cupboard off. Access to loft storage space and oak doors leading to:-

# SEPTEMBER COTTAGE, DUCKS HALL LANE, CAVENDISH, SUFFOLK, CO10 8AL

**BEDROOM 1: 16'8" x 14'4"** (5.15m x 4.41m) A comfortable double room with an open countryside view in three directions and two sets of fitted wardrobes. Door leading to:-

**EN-SUITE:** Containing a shower with waterfall style shower head and additional attachment below, W.C., vanity suite with tiled splashback and a chrome heated towel rail.

**BEDROOM 2: 14'5" x 14'5" (max)** (4.44m x 4.43m (max)) A generous size with two sets of fitted wardrobes, a skylight allowing for plenty of natural light and a window with far reaching view.

**BEDROOM 3: 10'9" x 10'2"** (3.33m x 3.12m) An ideal guest bedroom with wardrobes and open views.

**BEDROOM 4: 12'0" x 8'4"** (3.67m x 2.58m) Currently utilised as a hobbies room and with a further fitted wardrobe off.

**FAMILY BATHROOM:** With tiled flooring and containing a panel bath with tiled surround, W.C., and vanity suite with tiled splashback and a chrome heated towel rail.

## Outside

The property benefits from two separate vehicular accesses from Ducks Hall Lane one of which leads up to a distinct area of parking finished with brick pavements which in turn leads onto a:-

**GARAGE: 17'4" x 9'8"** (5.33m x 2.77m) With power and light connected and wooden double doors.

**BOILER ROOM: 9'2" x 9'0"** (2.83m x 2.76m) To the rear of the garage containing the ground source heat pump and with power and light connected.

The second access expands into a wide area of parking. Adjacent to the property itself are attractively landscaped formal gardens which include a paved terrace enclosed by a low level brick wall and an open expanse of lawn

which immediately abuts paddocks. A large summer house and pebbled area of seating overlook the grounds with wonderful open views. A 40,000 gallon fenced pond contains a wide variety of fish and benefits from five 'Clover leaf' filters and an overflow mechanism. Adjacent to the gardens are a number paddocks fully enclosed with stock-proof fencing. To the rear of the plot is a useful **WORKSHOP** and **FIELD SHELTER** as well as fenced area for chickens and timber shed.

## Agents Notes

A public footpath leads through the grounds further details of which are available upon request from David Burr.

**SERVICES:** Bore hole water supply. Private drainage via Klargester. Heating and hot water via ground source heat pump. Mains electricity. Underfloor heating throughout the ground floor and radiators on the first floor.  
**NOTE:** None of these services have been tested by the agent.

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

**LOCAL AUTHORITY:** West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.  
**Council Tax Band:** E

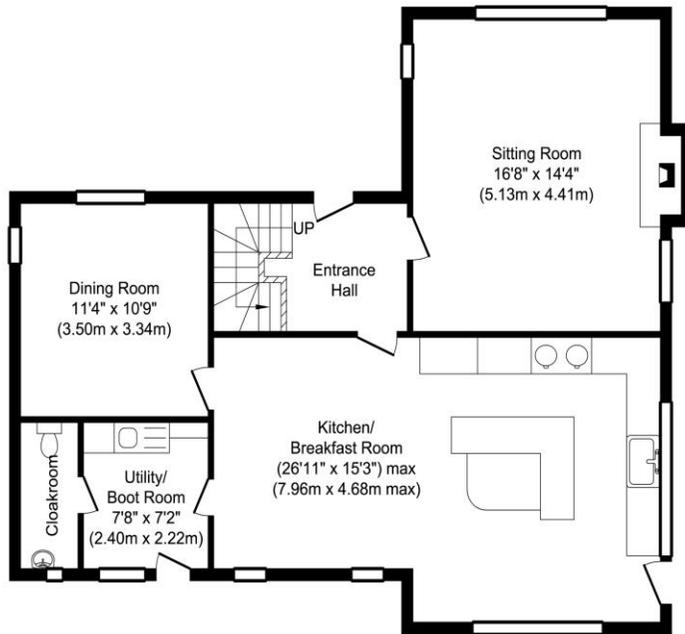
**What3Words:** ///grudges.banquets.standards

**TENURE:** Freehold

**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.

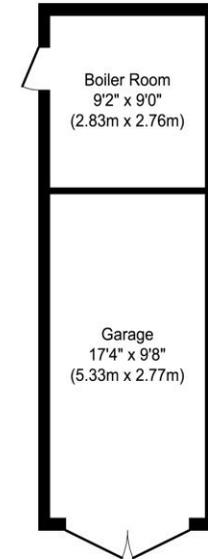
# SEPTEMBER COTTAGE, DUCKS HALL LANE, CAVENDISH, SUFFOLK, CO10 8AL



Ground Floor  
Approximate Floor Area  
926.98 sq. ft.  
(86.12 sq. m)



First Floor  
Approximate Floor Area  
893.72 sq. ft.  
(83.03 sq. m)



Outbuilding  
Approximate Floor Area  
246.27 sq. ft.  
(22.88 sq. m)

TOTAL APPROX. FLOOR AREA 2066.99 SQ.FT. (192.03 SQ.M.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2024





SEPTEMBER COTTAGE

