



# Lavenham Road | Great Waldingfield, Suffolk, CO10 0RN



## Features

- Grade II Listed Cottage
- Two Secondary Accommodations
- Three Bedrooms
- Sitting/Dining Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom

A stunning Grade II Listed cottage boasting two secondary accommodations ideal for family or BnB usage. The property itself benefits from a beautiful sitting/dining room, modern fitted kitchen, ground floor shower room, three bedrooms to the first floor and bathroom. Garage and ample off road parking add to expansive and tranquil outside space.



## THE PROPERTY

Upon stepping into this charming cottage, you're greeted by a warm entrance hall boasting sleek slate floors, convenient built-in storage, and direct access to a shower room for added convenience.

Opening the latch door reveals the inviting sitting/dining room, characterized by its dual aspect layout, accentuated by exposed timbers delineating distinct zones within the space. A focal point of the sitting room is the appealing brick surround fireplace housing an inset gas fire, adding to the cosy ambiance.

Adjacent to the fireplace, a staircase ascends to the first floor, while a half glazed door leads to the kitchen, designed in a pleasing shaker style with pastel tones. The kitchen features metro tiling adorning the walls, slate flooring, ample storage with a mix of wall and base units, stone worktops, and a designated space for a range-style oven set within the old fireplace. A stable door and elegant glazed French doors provide access to the patio terrace, seamlessly integrating indoor and outdoor living.

Upstairs, two double bedrooms await, with the master bedroom boasting a generously sized dressing room/walk through bedroom three and a 'Jack and Jill' ensuite bathroom featuring a freestanding claw foot roll edged bath. The second bedroom offers ample storage with fitted wardrobes along one wall.

The Pavilion, a detached annexe with a pitched roof and covered veranda, comprises a spacious bedroom with a four-piece ensuite and a reception room benefiting from a dual aspect with access to the rear garden.

Shepherd's Croft, a second annexe nestled beneath a thatched roof, offers spacious bedroom accommodation complemented by a well-designed ensuite shower room.



Outside, a block paved driveway at the front provides parking for multiple vehicles, alongside a detached garage with power and light connected. The walled front boundaries feature low maintenance borders and shrub planting. Gates on either side of Jasmine Cottage lead to the landscaped rear garden boasting a generous terrace, additional patio, lush lawn areas, established borders, and an enclosed allotment with raised beds for vegetable planting. An attractive thatched gazebo at the far end of the garden offers a delightful entertainment space.



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### THE LOCATION

Located in Suffolk, England, Great Waldingfield is a picturesque village nestled in the beautiful countryside of East Anglia. With a history dating back centuries, it retains much of its traditional charm and character. The village is renowned for its quintessential English architecture, featuring quaint cottages, historic churches, and scenic rural landscapes.

Great Waldingfield offers a tranquil and idyllic setting, perfect for those seeking a peaceful retreat away from the hustle and bustle of modern life. Surrounded by rolling hills and lush greenery, residents can enjoy breath-taking views and an abundance of outdoor activities such as hiking, cycling, and horseback riding.

Suffolk proudly celebrates its connection to renowned painter Thomas Gainsborough. Born in Sudbury in 1727, Gainsborough spent his formative years in this tranquil corner of Suffolk, drawing inspiration from its idyllic landscapes and rustic charm. His legacy lives on in the area, serving as a reminder of the profound artistic influence that permeates the region's rich history and cultural heritage.

Despite its rural ambiance, Great Waldingfield is well-connected to nearby towns and cities, including Sudbury, Bury St Edmunds and Colchester, providing convenient access to amenities, shops, and services. Additionally, the village boasts a strong sense of community, with various local events and gatherings throughout the year, fostering a warm and welcoming atmosphere.

### AGENTS NOTE

Council & Council Tax Band – Band F - Babergh District Council

Tenure – Freehold

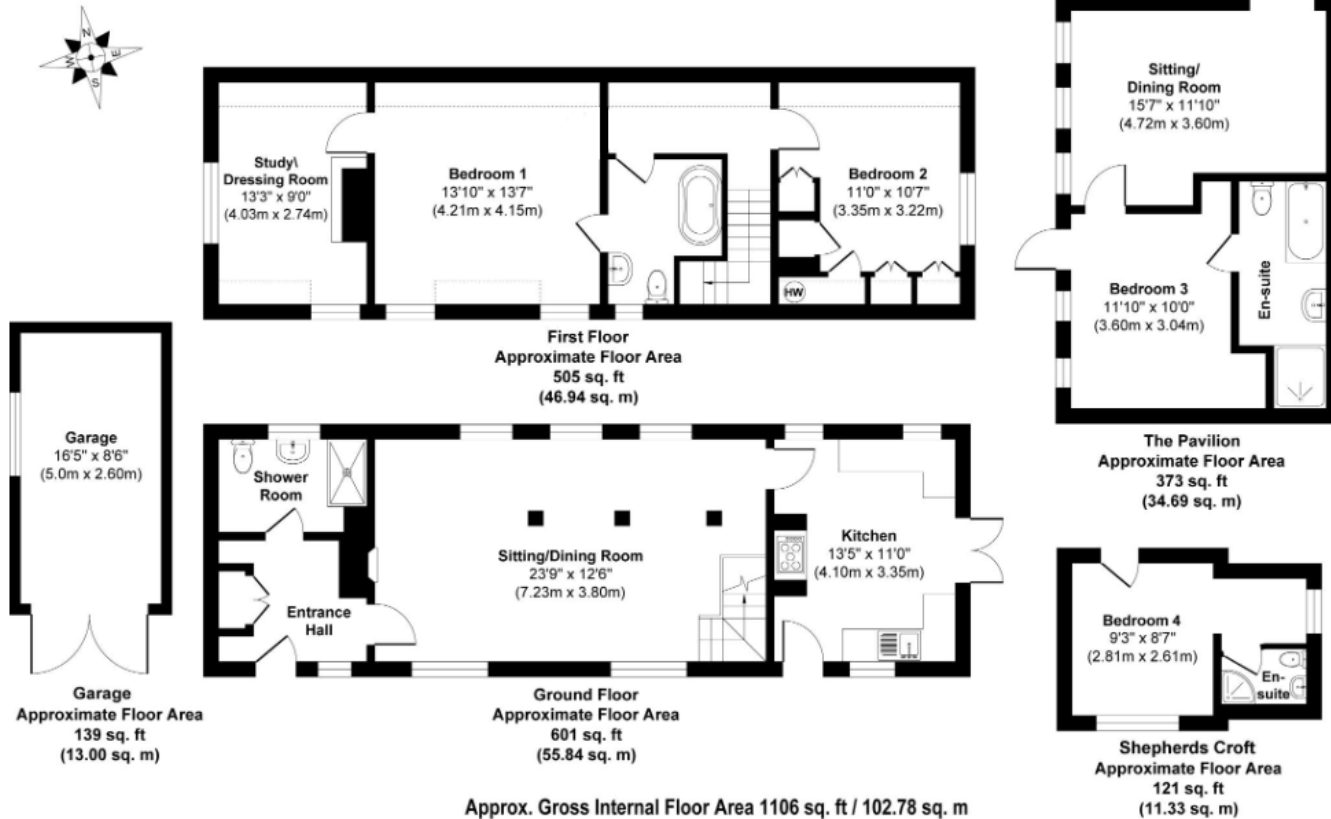
Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating



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Approx. Gross Internal Floor Area 1106 sq. ft / 102.78 sq. m  
Approx. Gross Internal Outbuildings & Garage Area 533 sq. ft / 59.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

**SITTING/DINING ROOM**  
23' 9" x 12' 6" (7.24m x 3.81m)

**KITCHEN**  
13' 5" x 11' 10" (4.09m x 3.61m)

**BEDROOM ONE**  
13' 10" x 13' 7" (4.22m x 4.14m)

**BEDROOM TWO**  
11' x 10' 7" (3.35m x 3.23m)

**DRESSING ROOM/BEDROOM THREE**  
13' 3" x 9' (4.04m x 2.74m)

**GARAGE**  
16' 5" x 8' 6" (5m x 2.59m)

**THE PAVILLION**  
**BEDROOM**  
11' 10" x 10' (3.61m x 3.05m)

**SITTING/DINING ROOM**  
15' 7" x 11' 10" (4.75m x 3.61m)

**SHEPHERDS CROFT**

**BEDROOM**  
9' 3" x 8' 7" (2.82m x 2.62m)



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