



£850,000

Highfield Close, Lavenham, Suffolk



A beautifully presented five-bedroom home in the heart of Lavenham, offering stylish and spacious accommodation throughout. The welcoming entrance hall leads to a generous sitting room with a dual aspect, an inset wood burner, and bi-fold doors opening to the garden. A versatile study/snug provides a perfect home office or cosy retreat. The stunning open-plan kitchen/dining room is designed for modern living, featuring a central island, sleek work surfaces, and integrated appliances. Another set of bi-fold doors seamlessly connects the space to the patio, making it ideal for entertaining. A utility room and a downstairs cloakroom complete the ground floor.

Upstairs, five well-proportioned bedrooms provide ample accommodation. The principal bedroom enjoys garden views and a private en-suite, while the second bedroom also benefits from its own en-suite. Bedrooms three and four offer delightful village views, and bedroom five has been thoughtfully converted into a dressing room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the private rear garden is a peaceful haven, with a well-maintained lawn and a spacious patio for outdoor gatherings. A detached double garage and ample off-street parking add convenience.

Located in the historic village of Lavenham, this home is surrounded by charming timber-framed buildings, independent shops, and renowned pubs and restaurants. With excellent local amenities, scenic countryside walks, and a strong sense of community, this is a rare opportunity to enjoy a quintessential Suffolk lifestyle.







Highfield Close, Townshend Lodge, Lavenham
Main House internal area 1,834 sq ft (170 sq m)
Garage internal area 404 sq ft (38 sq m)



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

Tenure – Freehold

Broadband – Superfast broadband available with download speeds of up to 41mbps and upload speeds of 8mbps.

Mobile Coverage – Voice & Data likely outdoor with EE, O2, Three & Vodafone

Utilities – Mains drainage, water, electric, oil fired central heating

Property Construction – Standard Brick Construction

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
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