



Oak Studs Windsor Green , Cockfield  
Bury St. Edmunds, Suffolk IP30 0LY  
Guide Price £495,000

**shires**  
residential

A charming and characterful, Grade II Listed thatched cottage situated on Windsor Green within the village of Cockfield. The property is believed to have features dating back to the 14th Century and has been lovingly cared for, updated and maintained by its current owners. The property retains many original features and has well laid out accommodation to include entrance hall with wooden latch doors leading off to the sitting room with an Inglenook fire place and to the dining room. There is a large kitchen breakfast room where the kitchen has been re-fitted with bespoke units as well as an oil fired Rayburn (also heats hot water and provides central heating) along with a wonderful walk in pantry, in addition to this, there is a light and airy garden room. To the first floor are two double bedrooms and shower room. To the outside, the property sits on a good size mature plot with a large terrace. In 2007 a one and a half bay cart lodge garage was built and the property was also completely rethatched in 2015. We would strongly recommend that you view this property to fully appreciate the charm and accommodation along with its wonderful location.

Entrance door, opening into a beautiful Entrance Hall.

### **ENTRANCE HALL**

Windows to side aspect. A wealth of character with exposed wooden beams. Red brick chimney breast. Two wooden latch doors, one taking you into the dining hall area and the other into the sitting room.

### **DINING HALL AREA**

13'6 x 11' overall max including stairwell (4.11m x 3.35m overall max including stairwell)

Dog let stair case leading to the first floor. Window to front and side double aspect. A wealth of character features including wooden ceiling beams and exposed red brick chimney breast. Useful under stairs storage cupboard. To the chimney breast is a recessed area where there is also a cupboard and display unit. Wooden latch door again taking you into the kitchen breakfast room.

### **KITCHEN BREAKFAST ROOM**

14' x 13'5 maximum overall measurement narrowing t (4.27m x 4.09m maximum overall measurement narrowin)

A beautiful shaker style bespoke kitchen which has a range of matching floor mounted units. Separate oak double doors opening to fridge and freezer with cupboards above. Oil fired Rayburn for the central heating and hot water as well as the cooker. A lovely light room with four windows, two to the rear aspect and two to the side. Double Butler sink with mixer tap over. Integral washing machine, integral dishwasher. Wooden latch door leading into fabulous pantry, all shelved and has power and light connected. (Measures 6' x 4'7).

### **GARDEN ROOM**

12'1 x 12'6 (3.68m x 3.81m)

A beautiful light room. Wooden glazed construction set on a brick base. Double wooden doors leading out into a large rear terrace and rear garden. Opening taking you through to the beautiful and character full sitting room.

### **SITTING ROOM**

13'8 x 12'9 (4.17m x 3.89m)

A wonderful feature of this room is the Inglenook fire place, exposed red brick with inset wood burning stove set on a tiled hearth. Previously a bread oven. Recess area to one side, now a shelving unit. Wealth of exposed timbers. Window to front aspect. Wooden latch door leading to the entrance hall.

### **LANDING**

Large landing, beautiful exposed red brick chimney breast. Wooden latch doors to two bedrooms and a shower room.

### **BEDROOM ONE**

13'11 x 13'11 (4.24m x 4.24m)

Restricted head height. A double aspect room, large window to the side and window overlooking the rear garden. Wealth of character and timbers and exposed red brick fire place. Loft access. Useful built in wardrobe with double doors.

### **BEDROOM TWO**

14' x 13'2 into bay window (4.27m x 4.01m into bay window)

This room has loft hatch. Two windows, one to side and one to rear aspect. Range of built in wardrobes.

### **SHOWER ROOM**

Window to side aspect. A fully tiled corner shower. Low level flush WC. Pedestal wash hand basin. Exposed floor boards. Exposed timbers.





## **OUTSIDE**

This really is a chocolate box cottage in a wonderful location. The property is approached over a gravel driveway leading to a six bar gate leading to a cart lodge garage. The area to the front of the property is owned by Lord Windsor of Windsor Green but Oak Studs has a right of way across it. There is a picket gate leading to the beautiful rear garden and is a wonderful attribute of the property. There is a huge terraced area, ideal for alfresco eating. Steps lead to the main garden which has an expansive lawn. Hot tub to remain. Well screened oil tank. There is then an archway which then takes you through to another garden, again, mainly laid to lawn. Summer house to remain. Wooden outbuilding (ideal for work shop). Further garden beyond with raised vegetable beds and well stocked beds and borders, mature tree. The garden abuts open countryside to the rear.

## **OAK FRAMED CART LODGE GARAGE**

18'1 x 17'5 (5.51m x 5.31m)

The one and a half bay cart lodge was built in 2007 and has light and power connected and eaves storage.

## **Cockfield:**

Cockfield itself is a large spread out village situated about 7 miles to the south of Bury St. Edmunds with its excellent range of shops, schools and leisure amenities. The medieval town of Lavenham lies about 4 miles away with Sudbury about 6 miles further on. Local village facilities include Post Office, Village Stores, Garage, Primary School and Public Houses. There is a regular bus service to Bury St. Edmunds, Colchester and Lavenham.

## **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

## **Agents Note**

The property is exempt from an EPC as it is Grade II Listed

## **Local Authority & Council Tax Band:**

Babergh District Council. Council Tax Band C

## **Services:**

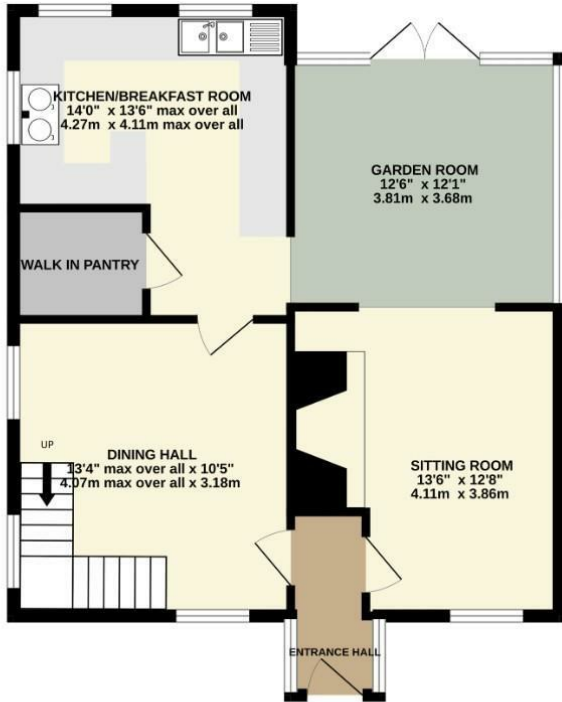
Mains services are connected including water, electricity and drainage. Oil Fired Rayburn cooker provides central heating.

## **Anti Money Laundering Regulations**

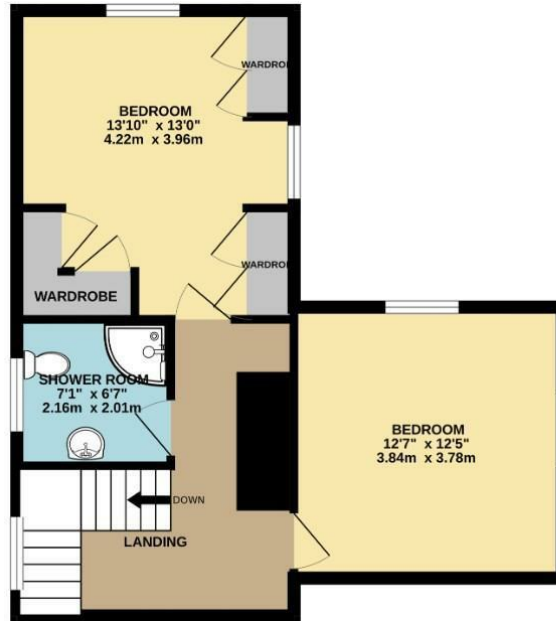
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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