



5 CONSTABLE COURT

Lavenham | Suffolk



Chapman Stickels

5 CONSTABLE COURT, BARN STREET, LAVENHAM, CO10 9RB

AN IMMACULATELY PRESENTED 19TH CENTURY COTTAGE OCCUPYING
A PICTURESQUE VILLAGE SETTING TOGETHER WITH A REAR
COURTYARD GARDEN AND PARKING

Sudbury - 7 miles

Hadleigh - 9 miles

Bury St Edmunds - 12 miles

- Open plan sitting / dining / kitchen • Inner lobby • Cloakroom •
- Rear landing • One double bedroom and a bathroom •
- Private courtyard garden • Parking • Central village location •





The Property

Discreetly positioned in the centre of Lavenham, 5 Constable Court is a charming mid-terrace cottage which forms part of a larger range of Victorian buildings.

Granted a change of use from commercial to residential in 2014, these attractive cottages have much appeal.

Presented to a very high standard, the accommodation comprises a welcoming and spacious, open plan, sitting / dining room which provides much natural light; chiefly from the two front windows which overlook the neighbouring cottage gardens. To the rear is the fitted kitchen, providing worksurfaces with integral appliances which includes a gas hob and oven, fridge, washing machine and dishwasher.



The first floor principally consists of an inviting double bedroom, with a built-in wardrobe and an ensuite bathroom to one corner.

Outside, the cottage is set well back on the eastern side of Barn Street, which gives an attractive approach over neighbouring front gardens with a shingle path leading to the front door.

To the rear, a paved courtyard garden is split level, which is enclosed by willow wicker fencing. Beyond is the communal parking area, offering one allocated parking space.

Location

Located some 150 metres from the village centre, Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London's Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council
Band B (2025).

Services

We understand all mains services are connected.

EPC Rating

Current C(72). Potential B(89).



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Approximate Floor Area

Main House - 711 sq. ft / 66.10 sq. m

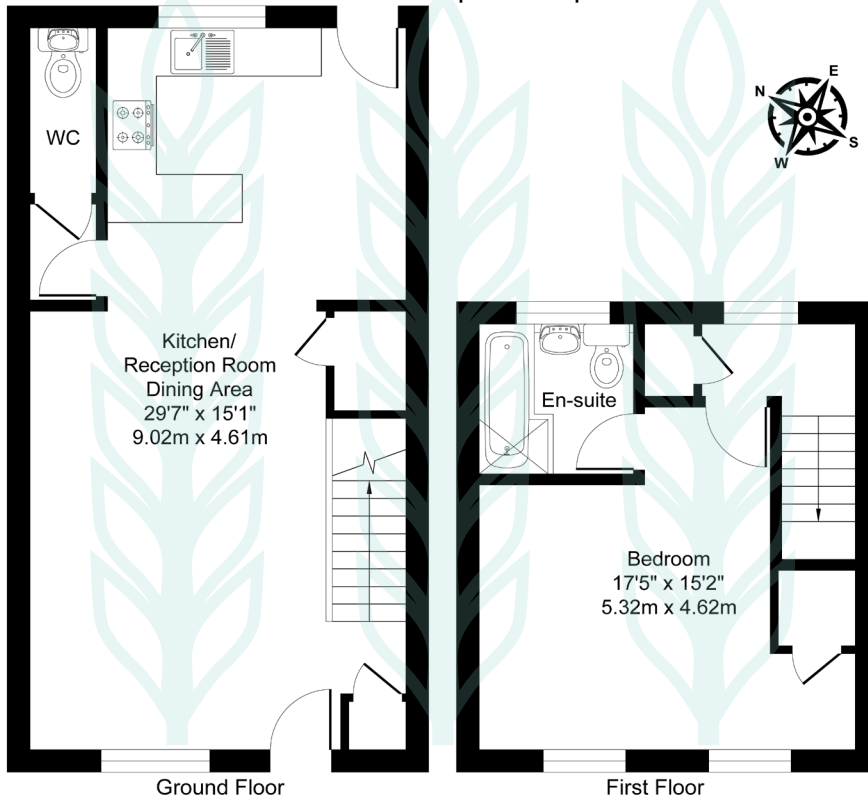


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