

oakheart



£550,000

Offers In The Region Of
Cavendish Lane, Glemsford

Occupying a generous plot circa 0.5 acres in the idyllic Suffolk village of Glemsford, this enchanting Grade II listed detached house exudes historical charm and character. Featuring exposed timbers throughout, this property seamlessly blends period features with modern comforts, making it an ideal family home.

Upon entering, you are welcomed by a warm and welcoming entrance hall. The traditional kitchen is laid with rustic brick flooring, charming butler sink, and a four-oven oil-fired Aga. Adjoining the kitchen is a cozy dining area, complete with double doors that open onto an inviting external seating area—ideal for alfresco dining and

entertaining. The sun room floods the space with natural light, providing a serene spot to relax and enjoy views of the garden. The living room is a true highlight, featuring an abundance of exposed beams and a wood burner set within a striking red brick surround, creating a warm and inviting atmosphere. Additionally, the property includes a practical utility area with a WC for added convenience. The property further benefits from a secondary living area providing the versatility of use as a home study, snug or games room. The first floor houses four generous double bedrooms, each brimming with character. Notably, the fourth bedroom is accessed via the third bedroom, offering flexible living arrangements suitable for a

nursery, dressing room, or home office. The spacious family bathroom is equipped with a free-standing bath, a separate shower cubicle, a stylish vanity unit, and a WC.

Externally this property sits on ground extending to just over 0.5 acres, enclosed by mature hedging, shrubs and trees making for a peaceful and private external setting. The garden offers gated vehicular access from Cavendish Road. To the front of the property is a shingled driveway allowing off street parking for several vehicles.

Call Oakheart today to arrange your viewing!



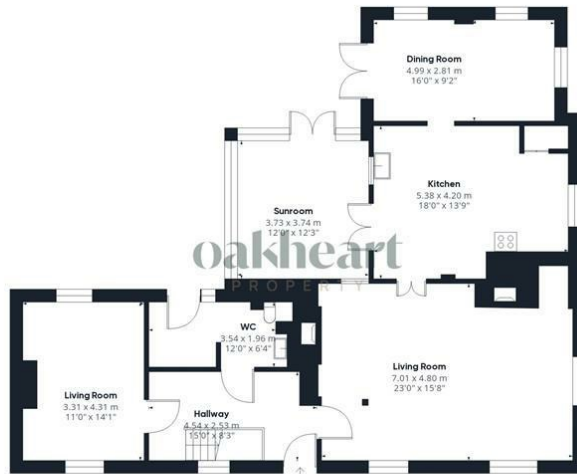


BOOT ROOM

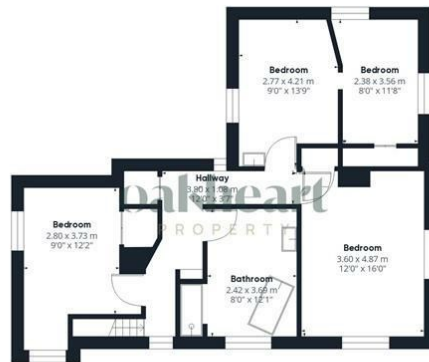








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

189.84 m²
2043.42 ft²

Reduced headroom

0.17 m²
1.83 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Oakheart Sudbury
01787 322 322
sudbury@oakheartproperty.co.uk
18a Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart