

oakheart



£350,000

Asking Price

Cross Street, Sudbury

This substantial townhouse, once a brewhouse and stable yard, is brimming with character and offers well-proportioned accommodation across two levels. Conveniently located within walking distance of town amenities and picturesque countryside walks across the water meadows, this unique home blends period charm with modern practicality.

The ground floor features a spacious living/dining room with exposed timbers, a separate sitting room with wood flooring, and a bright garden room that opens onto the private courtyard. The well-appointed kitchen/breakfast room is fitted with contemporary units,

integrated appliances, and ample storage. A convenient wet room and additional storage spaces complete the ground floor. Two separate staircases lead to the first floor, where three generous double bedrooms provide flexible living options. One bedroom could also serve as a home office, featuring a skylight that allows for plenty of natural light. The family bathroom includes a bath, a separate shower, and built-in storage.

Outside, the enclosed courtyard garden offers a private retreat with an attractive outlook toward the church. A gated driveway provides off-road parking, leading to a generously sized garage with power,

lighting, and additional storage.

With its rich history, characterful features, and excellent location, this home presents a fantastic opportunity for those looking for something truly special.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

184.28 m²
1983.57 ft²

Reduced headroom

2.37 m²
25.51 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.

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