

oakheart

£400,000

Price Guide

Little St. Marys, Long Melford



\*£400,000 - £425,000\* Kings Cottage is a charming Grade II listed property, believed to date back to the 16th Century. Nestled on a private road just off Long Melford's vibrant High Street, this historic home forms the south wing of a distinguished period residence.

The property boasts a stunning sitting room, complete with an impressive inglenook fireplace, exposed beams, and unusually high ceilings, exuding character and warmth. The kitchen/diner

features original brick flooring fit with a range of grey shaker style floor and wall mounted units topped with timber work surfaces, an integral eye level oven, four ring induction hob, integral fridge/freezer and a ceramic sink and drainer unit with chrome mixer tap. Neighbouring the kitchen is a convenient downstairs cloakroom. Additional highlights include access to a versatile cellar and a rear entrance leading out to the beautifully maintained gardens. Upstairs are three well sized double bedrooms, all of which allow ample space to accommodate

double beds. Concluding the internal accommodation is the recently modernised shower room, offering a spacious walk-in shower, sleek basin with muted blue cabinetry, and warm wood-effect flooring.

To the rear is a mature, private garden with vibrant borders and flower beds, accessible through a side passage via the charming arched Tudor door to Long Melford High Street.

Call Oakheart today to arrange your viewing!

















