

**oakheart**



£450,000

Offers Over

Dove House Meadow, Great Cornard



This attractive townhouse enjoys a sought-after position on the banks of the River Stour, with beautiful views across the Water Meadows. Arranged over three floors, it offers a generous and versatile layout that combines modern comfort with a sense of space and light.

The ground floor welcomes you with a bright open-plan kitchen and dining area, designed for both everyday living and entertaining. French doors lead directly to the rear garden, creating a natural flow between indoor and outdoor spaces. A useful utility room and cloakroom add convenience, while part of the garage has been adapted to provide additional storage.

On the first floor, a spacious sitting room enjoys dual-aspect views to both the gardens and the Water Meadows. From here, French doors open onto a balcony, the perfect spot to relax and take in the scenery. A generous bedroom and a bespoke shower room complete this level.

The upper floor is home to three further bedrooms, including the main bedroom with access to an en-suite and built in wardrobes. The further two bedrooms are conveniently served by a Jack & Jill bathroom, with a walk in shower and stylish ceramic bathtub. Throughout, the home is thoughtfully arranged to balance private retreats with inviting social areas.

Outside, the property benefits from a private garden at the rear, arranged with a patio, lawn, and a summerhouse, ideal for outdoor dining. To the front, there is parking and access to the remaining garage space, while the river and surrounding green landscapes provide a picturesque outlook.

With its combination of modern living, versatile accommodation, and exceptional views, this home offers a rare opportunity to enjoy both comfort and location.











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Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
E

#### Approximate total area<sup>(1)</sup>

176.2 m<sup>2</sup>  
1897 ft<sup>2</sup>

Balconies and terraces  
3.7 m<sup>2</sup>  
40 ft<sup>2</sup>

Reduced headroom  
3.8 m<sup>2</sup>  
40 ft<sup>2</sup>

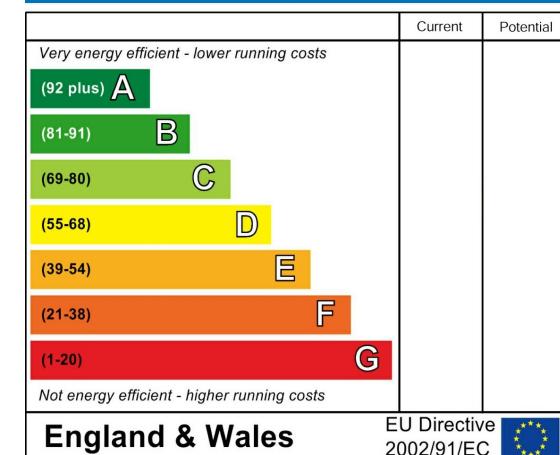
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Energy Efficiency Rating



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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