



**The Green, Cavendish, Sudbury CO10 8BB**



**welcome to**

## **The Green, Cavendish, Sudbury**

Situated on the Green within the highly regarded village of Cavendish is this beautiful non listed two bedroom detached cottage, offering spacious and flexible accommodation, and brimming with character features throughout.



### **Sitting Room**

11' 5" x 8' 2" ( 3.48m x 2.49m )

Door and window to front aspect. Window to side aspect. Part of the old shop front. Radiator. Door leading to:-

### **Lounge**

15' 4" x 12' 9" ( 4.67m x 3.89m )

Windows to front and side aspects. Large inglenook fireplace with inset burner and oak bressumer. Stairs rising to first floor. Exposed timbers. Two radiators. Door to kitchen and:-

### **Bathroom**

French doors leading to garden. Feature fireplace. Suite comprising low level WC, wash hand basin and freestanding bath.

### **Shower Room**

8' 3" x 4' 2" ( 2.51m x 1.27m )

Window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle.

### **Kitchen / Diner**

28' 2" x 10' 9" max ( 8.59m x 3.28m max )

Windows to rear and side aspects. Door leading to garden. Beautiful part vaulted ceiling. Fitted kitchen with a range of matching wall and base units over areas of work surface. Rangemaster oven. Sink and drainer unit. Central heating boiler. Vertical radiator.

### **Landing**

Some restricted head height. Window to side aspect. Radiator. Exposed timbers and brickwork. Doors leading to bedrooms.

### **Bedroom One**

12' 7" x 9' 10" ( 3.84m x 3.00m )

Window to front aspect with views over the green and church. Radiator.

### **Bedroom Two**

11' 5" x 11' max ( 3.48m x 3.35m max )

Some restricted head height. Window to side aspect. Radiator.

### **Rear Garden**

The rear garden has areas of patio with further areas of lawn. Mature shrubs and trees. Shed to remain. Well. Door to outbuilding.

### **Outbuildings**

12' 2" x 8' 2" ( 3.71m x 2.49m )

Pitched roof. Velux and windows to rear aspect.

### **Agent's Note**

The vendor has advised that the outbuilding previously had power connected but this has now been disconnected.

### **Directions**

Postcode CO10 8BB

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The property is known as Linden Cottage and is easy to locate due to its distinctive appearance and is to the left of the Sue Ryder Care shop.



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## The Green, Cavendish Sudbury

- Detached cottage
- Two bedrooms
- Large lounge with beautiful inglenook
- Beautiful private garden
- Highly regarded location

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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