



Peacocks
Cavendish, Suffolk

DAVID
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Peacocks, High Street, Cavendish, Sudbury, Suffolk CO10 8AW

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

This is a fantastic example of a Grade II listed property steeped in history, combined with a modern, contemporary feel. Part of Hall House, dating back to the 15th Century, Peacocks contains many original period features such as inglenook fireplaces and original timbers throughout and incorporates modern day living with a well-designed practical kitchen which adjoins the recently added extension to create a wonderful dining and living space.

A Grade II listed property dating back to the 15th Century having retained many original period features combined with a modern, contemporary feel.

Entrance into:

HALLWAY AND FRONT DOOR: Perfect for storing one's bicycles.

ENTRANCE HALL: A large and characterful entrance hall with exposed beams, leading to:

DINING AREA/LOUNGE: A wonderful entertaining area with part-panelled walls, large feature window and French doors leading to the terrace.

CLOAKROOM: With part-panelled walls, WC, wash hand basin and base unit, heated towel rail and space for a washer drier.

KITCHEN: A large kitchen with lovely slate floors, wall and base units with wood worktop and Butler sink inset. Integrated appliances include a dishwasher, five ring hob, oven and space for a fridge/freezer. Part tiled walls and character beams throughout.

SITTING ROOM: Incorporating a gorgeous inglenook fireplace and wood burner. The room oozes character with beams and views to the front of the property.

First Floor

LANDING/STUDY SPACE: Leading to:

PRINCIPAL BEDROOM: A splendid room with vaulted ceiling and large feature window with views to the rear garden.

EN-SUITE: With freestanding bath, WC, pedestal sink, towel rail and shower. Part-tiled.

SHOWER ROOM: With wash hand basin, shower and heated towel rail.

BEDROOM 2: A cosy room with character beams, views to the front and storage.

BEDROOM 3: A double room with character beams, views to the front.

EN-SUITE: With roll top bath, WC, wash hand basin, tiled floor and views to the rear.

Outside

The garden is mostly laid to lawn with stone terrace, Al Fresco dining terrace, raised beds and space for a garden shed.

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SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: N/A.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds Suffolk IP33 3YU. Telephone Number: 01284 763233.

COUNCIL TAX BAND: C. £1,977.96 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Principally Timber frame with later brick extension.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Likely providers are EE, Three, O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

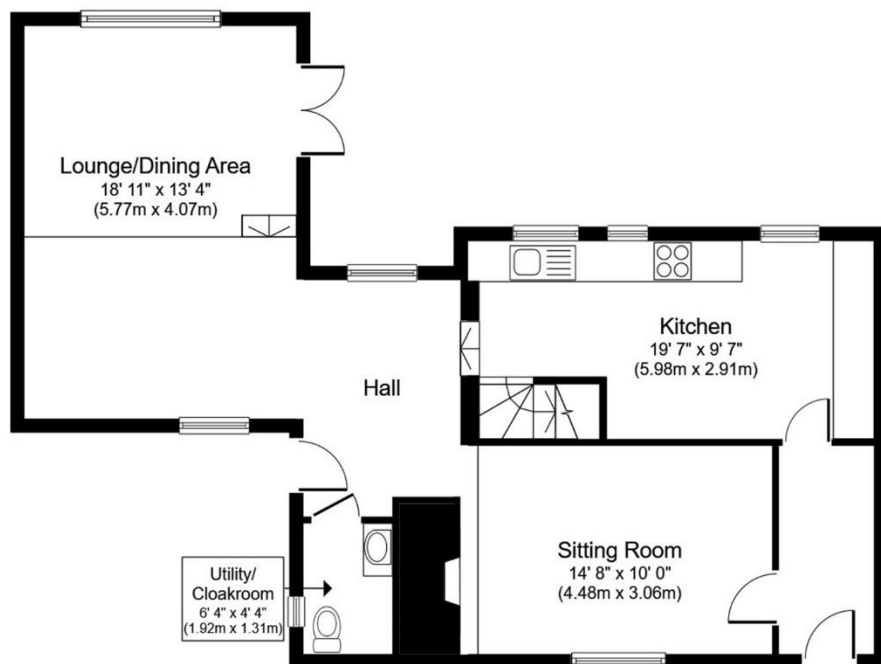
RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None known.

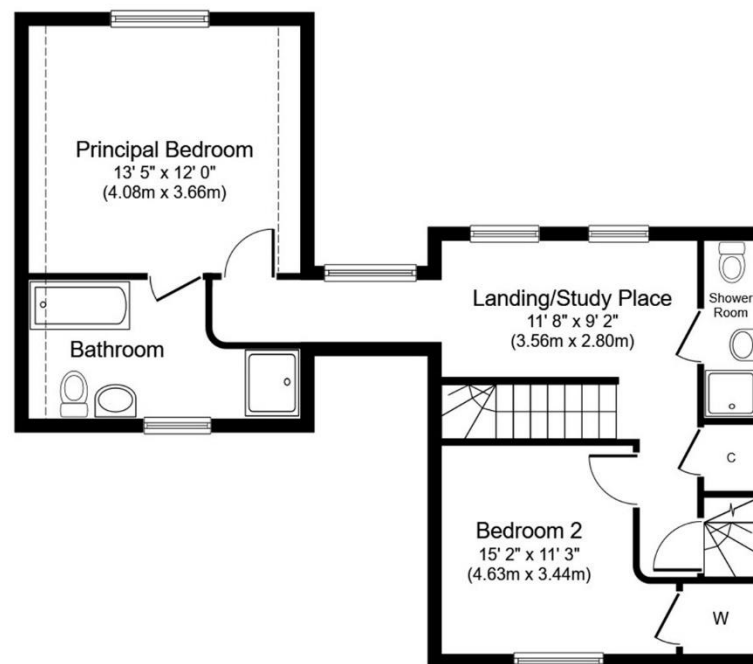
ACCESSABILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

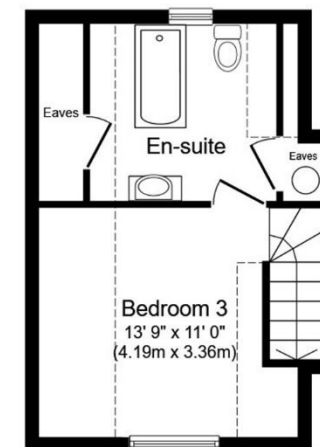




Ground Floor
Approximate Floor Area
784 sq. ft.
(72.9 sq. m.)



First Floor
Approximate Floor Area
573 sq. ft.
(53.3 sq. m.)



Second Floor
Approximate Floor Area
262 sq.ft.
(24.3 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

