



**Peacocks House, Peacocks Road
Cavendish, Suffolk**

**DAVID
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Peacocks House, Peacocks Road , Cavendish, Sudbury, Suffolk CO10 8BZ

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's Liverpool Street.

This splendid detached Grade II Listed period house occupies a lovely position with open countryside to the rear on the edge of this highly regarded village. There is considerable character throughout (medieval floorboards, exposed beams, fireplaces etc) and this is complemented by charming gardens, ample parking and a detached garage.

A stunning detached period house with open countryside views.

Entrance into:

ENTRANCE HALL With pamment tiled floor, exposed beams and Suffolk latched doors opening to:

SITTING ROOM A splendid room with a high beamed ceiling, pamment tiled floor, staircase off, red brick chimney with log burning stove inset and original bread oven.

DINING ROOM An atmospheric room with a high beamed ceiling, views over the garden and a varnished brick floor. Fireplace with a gas burning stove inset.

KITCHEN/BREAKFAST ROOM A lovely light room with far reaching countryside views and double doors opening onto the rear terrace and garden beyond. Fitted with an extensive range of wall and base units under worktop with sink inset. Integrated appliances include an Everhot oven, space and plumbing for a dishwasher.

UTILITY ROOM A useful room with space for an American style fridge freezer, plumbing for a washing machine and space for tumble dryer.

SIDE HALL With door to garden and door to:

CLOAKROOM Fitted with a WC and wash basin.

First Floor

LANDING With attractive red brick chimney, access to the loft, storage space, linen cupboard and doors to:

BEDROOM 1 Enjoying wonderful far reaching countryside views, finished with extensive built in wardrobe and storage cupboards. **En-Suite** comprising bath with period style fittings and shower attachment, WC and wash hand basin.

BEDROOM 2 A charming guest room with high ceiling, views over the garden, exposed timbers and fireplace.

BEDROOM 3 A splendid room with wide medieval oak floorboards, exposed brick chimney, exposed beams and views over the garden.

BEDROOM 4 Exposed beams.

SHOWER ROOM With a fully tiled shower cubicle, WC and wash basin.

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Outside

A large gravel drive bordered by an attractive mellow red brick wall provides extensive parking and in turn leads to:

Detached Single Garage: With a set of double doors, light and power connected, currently utilised as a pottery studio.

The gardens are a wonderful feature of the property, divided into distinct areas to include a sheltered private terrace, generous in size and ideal for Al-fresco entertaining. The boundary hedge is kept at a sensible height to take advantage of the far reaching countryside views. There is another part of the garden which has clearly been the subject of much care and attention as the defined areas incorporate meandering shingle paths, lavender, roses, clematis and box hedging etc.

TENURE: Freehold.

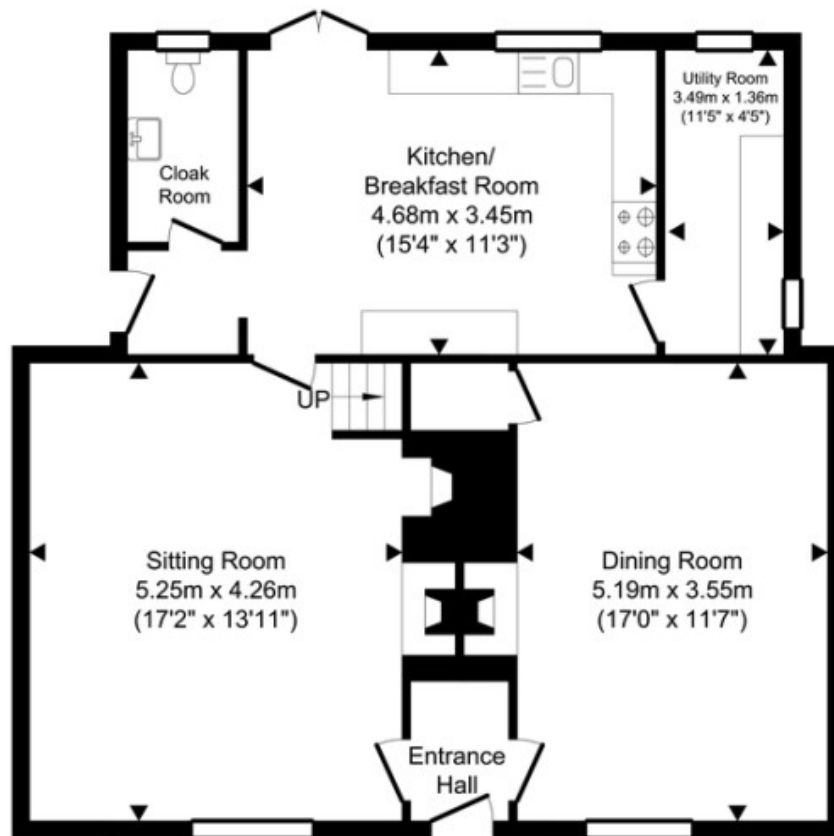
SERVICES: Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council. Council Tax Band: TBC.

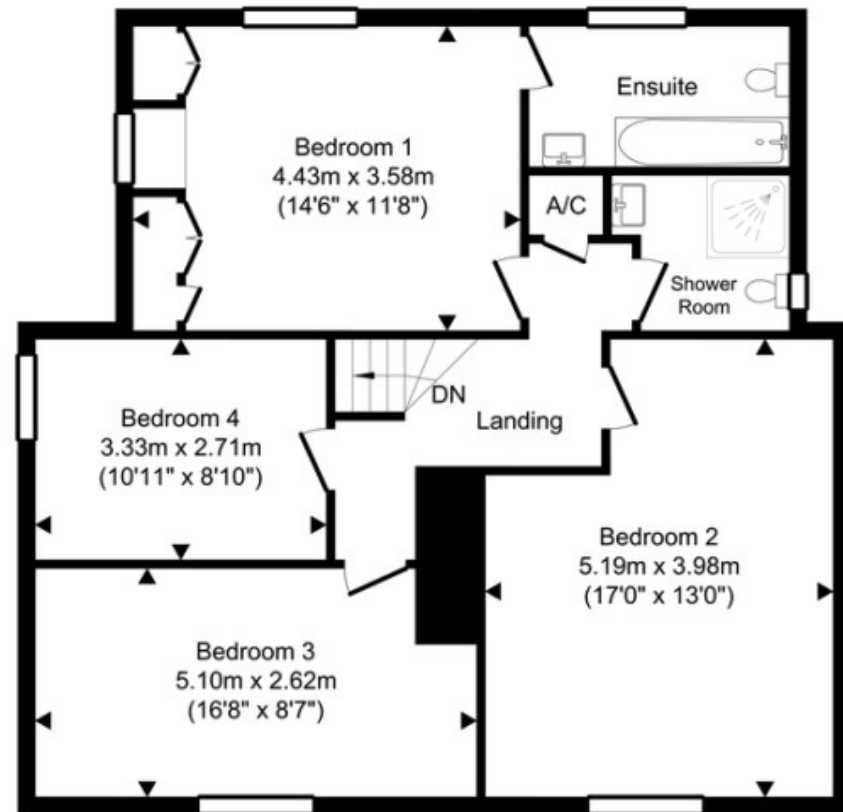
EPC RATING: TBC

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Ground Floor
 Approximate Floor Area
 806.10 sq. ft.
 (74.89 sq. m)



First Floor
 Approximate Floor Area
 806.10 sq. ft.
 (74.89 sq. m)

TOTAL APPROX. FLOOR AREA 149.78 SQ.M. (1612.21 SQ.FT.)



