



**Hardy's Cottage, Suffolk**  
**Cavendish, Suffolk**

**DAVID  
BURR**





# Hardy's Cottage, High Street, Cavendish, Sudbury, Suffolk CO10 8AR

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 charming detached Georgian cottage with later Victorian additions is situated in the heart of the village, convenient for local amenities. The property offers tastefully presented accommodation retaining many original period features, whilst benefitting from modern luxuries such as recently installed double glazed windows, off-road parking and a delightful enclosed rear garden.

## A charming Georgian cottage in the heart of the village

Entrance into:

**ENTRANCE HALL:** A spacious hallway which could be utilised as an occasional study or for coat/boot storage etc.

**SITTING/DINING ROOM:** A charming triple aspect room featuring an attractive open fireplace with brick hearth and a log burning stove inset. Built-in TV unit and bookcase to one side. Stone flooring and stairs rising to the first floor.

**KITCHEN:** Extensively fitted with a range of units under worktops with a ceramic sink inset. Space for appliances including a cooker, slimline dishwasher, fridge/freezer and washing machine. Tiled flooring leads through to the:

**REAR LOBBY:** With external door leading to the garden.

**BATHROOM:** Recently renovated comprising a panelled bath with shower attachment over, vanity sink unit, WC, heated towel rail, part-panelled walls and extensively tiled walls and flooring.

**BEDROOM 3:** A generous double bedroom with sash windows to the front.

### First Floor

**LANDING:** With doors to:

**BEDROOM 1:** A light and spacious double bedroom with outlook to the rear.

**BEDROOM 2:** A further spacious double bedroom with cupboard over the stairs and outlook to the front.

### Outside

The property enjoys a Right of Way over a shared driveway leading to a parking space to the side of the property and double gates open into the rear garden with additional parking. The rear gardens are South East facing, designed for low maintenance with mature shrub beds and borders and garden shed, area designed for Al Fresco dining and a **STUDIO/HOME OFFICE** which is insulated, air conditioning and light and power connected.

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



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**EPC RATING:** Band E. A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** TBC.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes/No. Provider:

**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:** A Right of Way exists over the shared driveway.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:**

**FLOOD RISK:** None known.

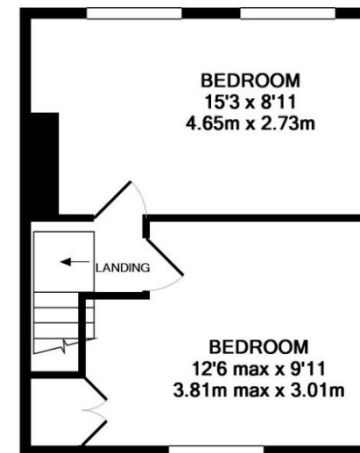
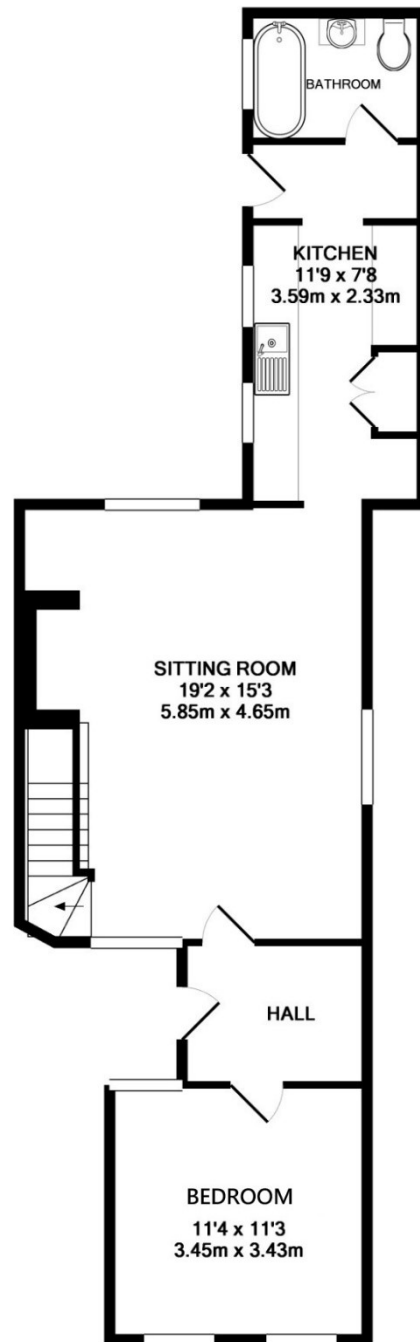
**COALFIELD OR MINING AREA:** None.

**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)  
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