



DAVID
BURR

**The Oast House, 7 Bakers Mill, Prentice Street,
Lavenham, Suffolk.**



Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

The Oast House is exceptionally well-presented and located within the heart of this historic village ideally placed for amenities and countryside. The property offers light versatile accommodation which is further complemented by a garage, parking and charming garden. **NO ONWARD CHAIN.**

A splendid house of considerable character with versatile accommodation, garage and parking in the heart of one of East Anglia's most highly regarded villages.

ENTRANCE HALL: An inviting area with a 12ft high part-vaulted pine ceiling and 6ft high glass casement windows. Bevelled glass door leading to the kitchen dining room.

Inner Hall: With staircase off and bevelled glass door opening to:-

DRAWING ROOM: With a feeling of elegance given the feature fire surround and display shelving either side. A wall of glass provides good natural light and includes a set of double doors opening onto the garden.

AGA KITCHEN/DINING/LIVING ROOM: An exceptional space cleverly designed into two distinct areas with the dining/living space having a wall of glass and double doors opening onto the garden beyond. Feature fire surround with granite hearth. The kitchen area has been finished with an extensive range of solid oak units, glass display cabinets and shelving by Lavenham Joinery, finished with thick marble worktops, upstands and integrated wine racking. Washing machine, fridge, microwave oven and electric **AGA**. Door to **garage/utility area**.

BEDROOM 2: A light room offering considerable versatility with the potential to be a second sitting room/office/snug etc. Built-in double wardrobe.

SHOWER ROOM: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

First Floor

LANDING: With access to loft storage space, shelved linen cupboard and doors to:-

BEDROOM 1: With a lovely rooftop view and extensive built-in wardrobes/storage cupboards.

BEDROOM 3: Enjoying a far-reaching field view and incorporating built-in wardrobes with shelved storage cupboard to side.

BATHROOM: Bath with shower attachment, heated towel rail, WC and wash hand basin set in solid wood handmade units and marble worktop.

Outside

To the front of the property is a brick paviour driveway which provides **OFF-ROAD PARKING** and in turn leads to:-

THE OAST HOUSE, 7 BAKERS MILL, PRENTICE STREET, LAVENHAM, SUFFOLK. CO10 9RD

GARAGE: 17'4 x 8'5 (max) With a split level design incorporating a set of double doors and an area currently utilised for storage, spare fridge/freezer etc.

The walled garden is one of the property's most attractive features, on two levels, designed with low maintenance in mind and enjoying a predominantly south-west facing aspect to take advantage of the afternoon/evening sun.

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

AGENT'S NOTES

The property is Grade II listed.
There is a small management charge to ensure that the communal areas of Bakers Mill are well cared for, this is approximately £128 per annum. There are likewise covenants in place to preserve the charm and setting (garage doors to remain black, etc).

EPC RATING: Exempt – listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E.

TENURE: Freehold.

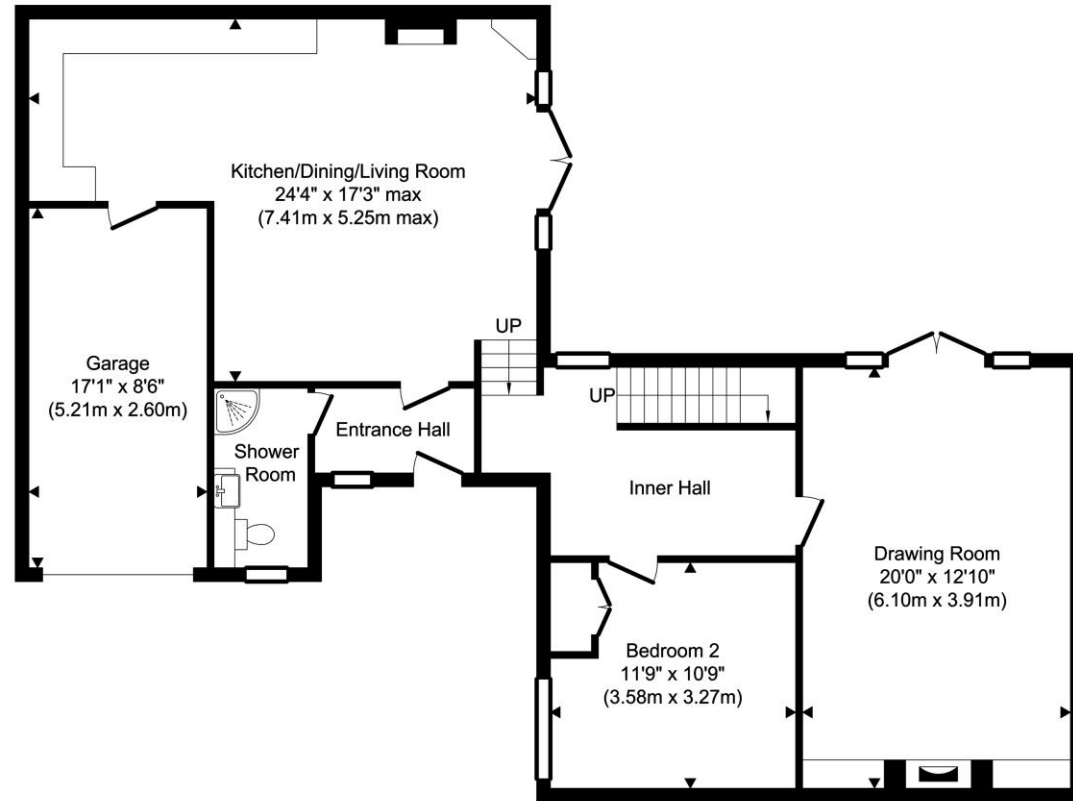
WHAT3WORDS: ///perch.clauses.spits.

VIEWING: Strictly by prior appointment only through DAVID BURR.

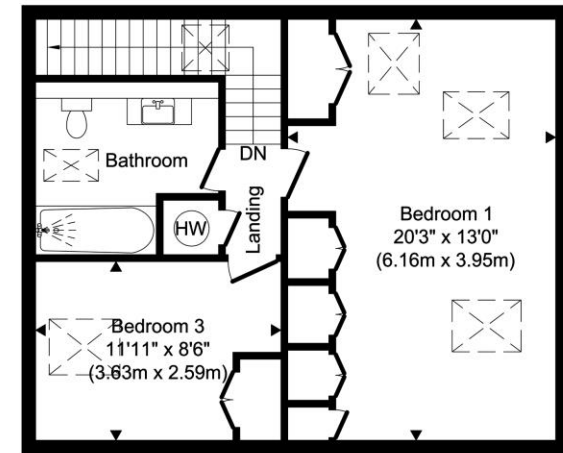
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



THE OAST HOUSE, 7 BAKERS MILL, PRENTICE STREET, LAVENHAM, SUFFOLK. CO10 9RD



Ground Floor
Approximate Floor Area
1086.29 sq. ft.
(100.92 sq. m)



First Floor
Approximate Floor Area
498.26 sq. ft.
(46.29 sq. m)

TOTAL APPROX. FLOOR AREA 1584.55 SQ.FT. (147.21 SQ.M.)
Produced by www.chevronphotography.co.uk © 2024

