



**Roundwood House,
Windsor Green, Cockfield, Suffolk**

DAVID
BURR



ROUNDWOOD HOUSE, WINDSOR GREEN, COCKFIELD SUFFOLK, IP30 0LY

Windsor Green is situated in Cockfield which is one of a number of 'greens' which make up the village of Cockfield. Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Church and shop/post office as well as a reputable primary school. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A unique detached Grade II listed character cottage situated in a quiet and picturesque hamlet with excellent transport links both towards Bury St Edmunds and Sudbury. The property caters beautifully to those with a need for multi-generational living and contains versatile accommodation over two levels which includes a large sitting room/dining room as well as a further snug, living/breakfast room and garden room. A total of five bedrooms are served by two bath/shower rooms and a cloakroom and there is the further benefit of an attractive cottage kitchen. To the front of the property is extensive parking on an in-and-out driveway with a well-proportioned garage and utility to the rear, as well as an attractive sunny rear garden with a large stone-paved terrace and area of lawn. NO ONWARD CHAIN.

A five-bedroom detached thatched cottage with generous grounds.

Oak front door leading to:-

ENTRANCE HALL: With space for coats and shoes and an attractive porcelain tiled floor which continues throughout the rest of the ground floor with the benefit of underfloor heating below. Suffolk thumb latch doors leading to:-

SITTING/DINING ROOM: An attractive triple reception area with exposed timbers and two characterful inglenook fireplaces; one with inset multi-fuel burning stove situated on a herringbone brick hearth. Plenty of room for a substantial dining table and chairs and with an attractive dual-aspect outlook both over the gardens and the property's driveway. Two separate staircases lead to the first floor with an additional opening and thumb latch door leading into:-

KITCHEN: Finished in an attractive Shaker-style with matching range of base and wall level units with solid wood work surfaces incorporating a ceramic sink with mixer tap above. Space for a range cooker within an inglenook fireplace with oak bressumer beam and a tiled splashback. Integrated appliances include a Smeg dishwasher, refrigerator and freezer with plenty of storage throughout. Door opening onto the gardens and window providing a pretty view.

First Floor

Accessible via two separate staircases and serving:-

BEDROOM 1: A well-proportioned dual aspect room with characterful exposed timbers and a view over the property's front garden and onto countryside beyond as well as the property's rear garden.

BEDROOM 2: A further dual-aspect double room with exposed timbers.

BATHROOM: With tiled flooring and containing a corner shower with tiled surround and glass sliding doors. Tongue and groove panelled bath with mixer tap and shower attachment over, WC, vanity suite and a heated towel rail.

BEDROOM 3: Accessible via the second staircase which is an ideal twin guest room with exposed timbers.

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ANNEXE

This part of the property serves beautifully as a self-contained dwelling, ideal for buyers with a need for multi-generational living but which would equally cater for those who wish to generate income through letting or holiday letting (subject to any necessary consents). The accommodation can equally be combined with the main house and is arranged as follows:-

SNUG: With exposed timbers and an attractive brick fireplace with oak mantle and an inset wood-burning stove situated on a stone hearth. There is a pretty view over the property's front garden, useful storage cupboard off and a thumb latch door leading to:-

INNER HALL: With a staircase rising to first floor with useful storage cupboard below, exposed timbers, door opening onto the gardens and a further door leading to:-

SITTING/BREAKFAST ROOM: A versatile area with exposed timbers and open studwork leading to:-

KITCHEN: With a matching range of base and wall level Shaker-style units with work surfaces incorporating a four-ring Belling hob and a sink with mixer tap above and drainer to side. Integrated refrigerator and freezer, space and plumbing for a dishwasher and space and plumbing for washing machine.

GARDEN ROOM: With an attractive outlook over the grounds and a door leading to outside.

First Floor

LANDING: With exposed timbers and a view over the garden and thumb latch door leading to:-

BEDROOM 4: A well-proportioned double bedroom with ample fitted storage.

BEDROOM 5: A double bedroom with a large range of fitted storage and an outlook to the side.

BATHROOM: With tiled flooring and containing a P-shaped bath with tap and shower over. WC and a vanity suite wash hand basin with mirror over, with fitted lighting and shaver point adjacent.

Outside

The property is set nicely back from the lane via an expanse of lawn with an attractive natural pond with a fine mature weeping willow tree and areas of lawn. An in-and-out gravel driveway provides **EXTENSIVE OFF-ROAD PARKING** and leads onto a:-

GARAGE: With timber double doors with traditional ironmongery and built in 2006 with an attractive weatherboarded finish beneath a pantile roof. The garage provides sheltered parking with the further benefit of power and light connected. To the rear of the garage is a:-

UTILITY: With tiled flooring and a range of base and wall level units with work surfaces incorporating a stainless sink with mixer tap above and drainer to side, full height freezer and with space and plumbing for a tumbler dryer.

The property's rear garden is **SOUTH-EAST FACING** and therefore received plenty of natural light and contains a lovely stone paved terrace adjacent to the property itself which provides a lovely area of seating. A generous expanse of lawn is enclosed by fencing and various mature trees and hedging to ensure a high degree of privacy.

Agent's notes:

The property is Grade II listed and thought to date back to around 1430 at its earliest with a subsequent addition in the mid-16th Century. This was subsequently largely reconstructed by the current owners during their ownership.

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The thatch is arranged in two parts. The main body of the roof on the house we have been advised is made from Norfolk Reed and has around 30 years remaining. The main body of the roof on the annexe has around 45 years remaining. The ridge will require improvement in the next few years.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water. Private drainage by Biodisc. Main electricity connected. Oil fired heating by radiators to the first floor and underfloor heating to ground floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt

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

COUNCIL TAX BAND: G

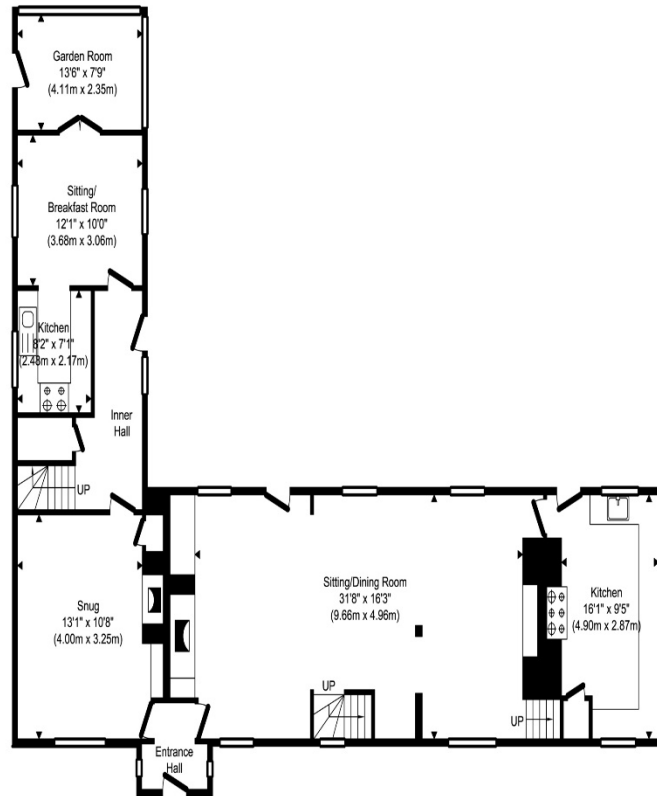
TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

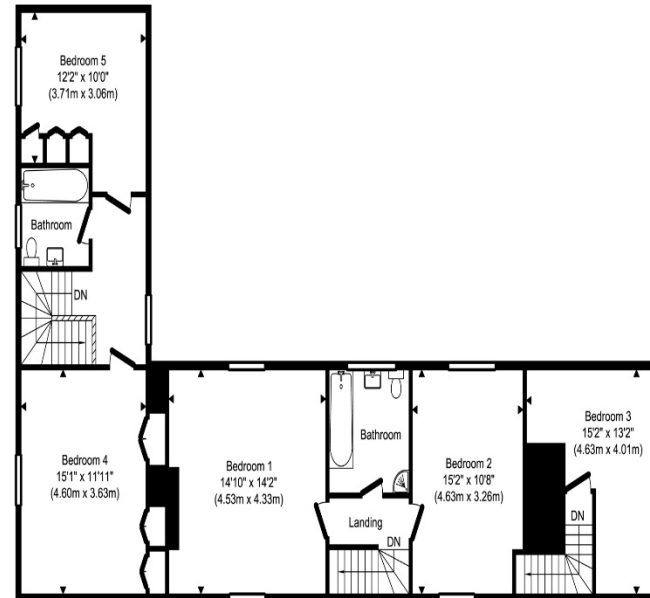
WHAT3WORDS: suffix.rates.taskbar

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.

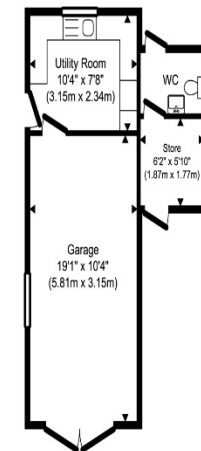
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Ground Floor
Approximate Floor Area
1417.17 sq. ft.
(131.66 sq. m)



First Floor
Approximate Floor Area
1214.38 sq. ft.
(112.82 sq. m)



Outbuilding
Approximate Floor Area
345.62 sq. ft.
(32.11 sq. m)

TOTAL APPROX. FLOOR AREA 2977.19 SQ.FT. (276.59 SQ.M.)

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