



DAVID
BURR

Annexe at Oak Lodge,
Little Cornard, Suffolk

Annexe at Oak Lodge, Upper Road, Little Cornard, Sudbury, Suffolk, CO10 0NZ

Little Cornard is an attractive rural village about 3 miles from the market town of Sudbury with its commuter rail service to London's Liverpool Street. The major town of Colchester is about 11 miles distant and it offers a very comprehensive range of amenities.

This spacious one bedroom annexe enjoys an elevated position in a pretty hamlet on the outskirts of Little Cornard. The property comes fully furnished with an open plan living space, large double bedroom with neighbouring en-suite.

A one-bedroom annexe in the very centre of the village with private parking.

KITCHEN/DINING/SITTING ROOM: This is a wonderfully light room with windows to three aspects offering panoramic views over the rolling countryside that surrounds the property. With an initial sitting/dining area with a sofa, table and chairs finished with a stripped pine floor that continues into the kitchen. The kitchen is fitted with a number of matching shaker style cupboards with a stone effect worktop above, offering ample storage with integrated composite sink with mixer tap above and drainer to side, microwave, oven with hob above, further induction hob, toaster, kettle and fridge/freezer. The property comes fully furnished with cooking utensils, crockery, cutlery, saucepans and more. Door leading too:

BEDROOM: This room is finished with a matching stripped pine floor to the previous room, with wonderful views across the garden, large double bed with matching side cabinets and matching wardrobes. Door leading to:

EN-SUITE SHOWER ROOM: A three piece suite consisting of a close coupled WC, wash hand basin with mixer tap with vanity unit, double width shower with glass return, attractive tiled surround and heated towel rail.

Outside

A shingled driveway can be found to the front of the main property leading to an allocated parking space with footpath leading through the property grounds to the annexe. To the front of the annexe you will find a large terraced seating area with views over the front garden that is predominately laid to lawn, neighbouring a paddock and far reaching countryside views.

Agents notes

Water is included within the rent with drainage being charged at £100 per annum.

Electricity is metered and invoiced every three months.

Heating is propane gas. It is unlikely that tenants will use this throughout the summer however, in the winter months the property is likely to use up to one cylinder which costs approx. £80.

There is currently no internet connection to the annexe however, tenants are welcome to explore different options.

Tenants have the option of using a neighbouring outbuilding to house a washing machine and tumble dryer.

SERVICES: Mains water and private drainage. Main electricity connected. Propane gas. **NOTE:** None of these services have been tested by the agent.

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit

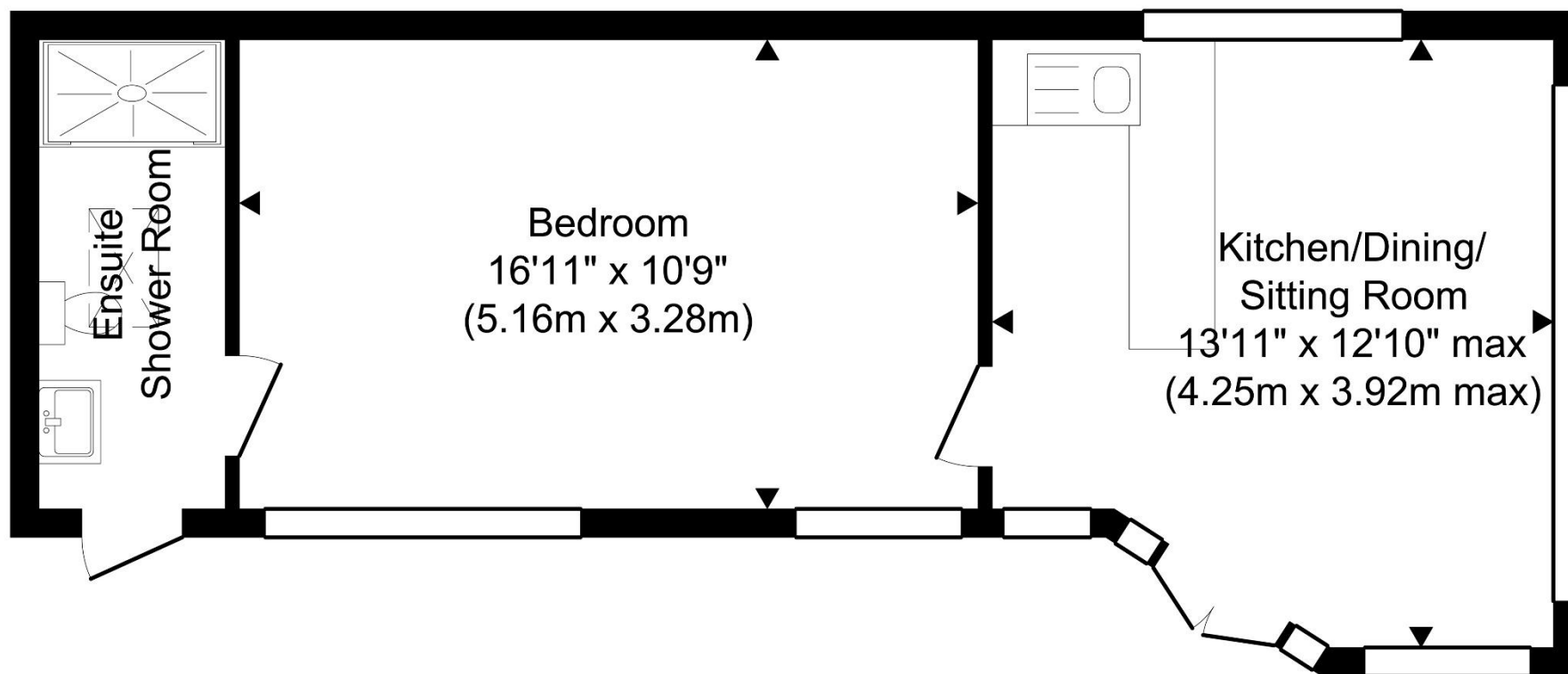
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will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

RENT: £650 per calendar month

DEPOSIT: £750 (equivalent to 5 weeks rent)

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 397.61 SQ.FT. (36.94 SQ.M.)

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