



2 Newmans Cottages,
Cavendish, Suffolk

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2 Newmans Cottages, The Green, Cavendish, Sudbury, Suffolk, CO10 8BB

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 Liverpool Street.

A charming Grade II listed period cottage situated in a wonderful position overlooking the famous village green with numerous original character features including exposed timbers, brickwork and a fireplace with a wood burning stove. Accommodation includes a sitting room, kitchen/breakfast room and a ground floor shower room together with a well-proportioned bedroom with ample storage on the first floor. There is the additional benefit of a private enclosed, low maintenance courtyard garden.

A charming one bedroom cottage in a picturesque and highly regarded Suffolk village.

Entrance door leading to:

ENTRANCE LOBBY: With attractive dark wood engineered flooring, useful storage space and access to loft storage. Pine door leading to:

SHOWER ROOM: With a continuation of engineered flooring and containing a WC, wash hand basin with storage below and a shower cubicle with electric shower which has been cleverly designed to maximise the available space, and also with a useful storage cupboard off.

KITCHEN/BREAKFAST ROOM: With a beautiful brick floor and vaulted ceiling providing a sense of light and space and windows to each side. Range of base level units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and with space for various appliances including a free-standing refrigerator/freezer, space and plumbing for a washing machine and a Baumatic cooker with electric hob top which will form part of the sale. Space for a breakfast table and chairs, charming exposed timbers and brickwork and a door leading to the staircase leading to the first floor. Opening leading to:

SITTING ROOM: With exposed timbers throughout and engineered dark wood flooring. Space for seating arranged around a central brick arch fireplace with brick hearth and inset wood burning stove. Cleverly designed study area with space for a large desk adjacent to attractive exposed mellow red brick.

Charming view over the greensward to the front and with an original solid oak front door.

First floor

BEDROOM: The staircase leads up to a well-proportioned double bedroom with wooden flooring and exposed timbers throughout. Exposed mellow red brick chimney breast, range of fitted storage cupboards and a view over the greensward to the front and of the village church. Useful walk-in wardrobe off.

Outside

The property is situated in an idea central location within short walking distance of village amenities. Parking is available off-street on a first come first serve basis and there is a timber gate leading through a covered walkway which leads onto a private enclosed courtyard garden which has been designed with low maintenance in mind and which is particularly private with the further benefit of a log store and a storage shed. The curtilage continues around the property itself and to the entrance door.

Agent's Notes

The property is Grade II listed and thought to date back to the early 17th century.

The property stands within a conservation area.

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The property has both the benefit of and is subject to rights of way. For more information, please contact the office.

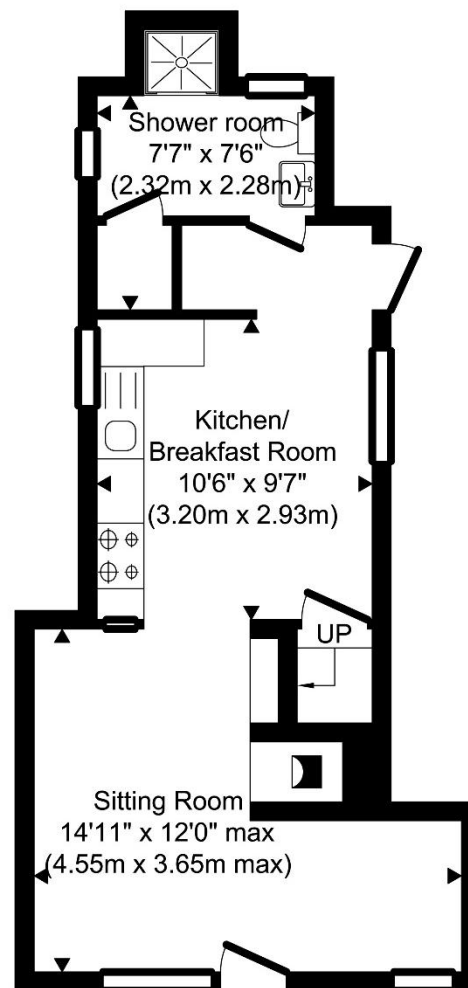
SERVICES: Mains water, drainage and electricity connected. Electric heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A.

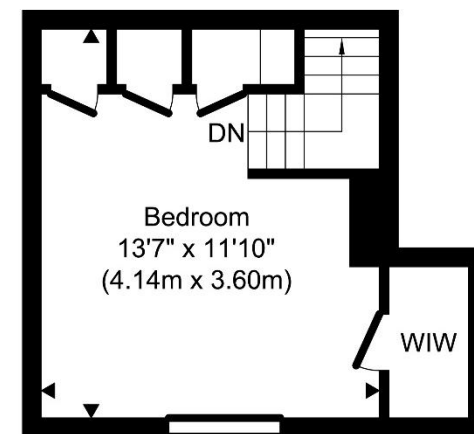
LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU (01284 763233). **COUNCIL TAX BAND:** A.

WHAT3WORDS: ///defends.paramedic.uniforms

VIEWING: Strictly by prior appointment only through DAVID BURR.



Ground Floor
Approximate Floor Area
334.00 sq. ft.
(31.03 sq. m)



First Floor
Approximate Floor Area
176.85 sq. ft.
(16.43 sq. m)

TOTAL APPROX. FLOOR AREA 510.85 SQ.FT. (47.46 SQ.M.)
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