



DAVID
BURR

Townshend Lodge,
Lavenham, Suffolk



Townshend Lodge, Highfield Close, Lavenham, Sudbury, Suffolk, CO10 9FP

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.

A substantial detached property of exceptional quality situated in one of East Anglia's most highly regarded and picturesque villages. The property has been finished with a striking herringbone red brick façade and provides light, well-balanced accommodation over two levels. On the ground floor, there is a sitting room with a high-specification kitchen/dining room, a study and utility/boot room as well as a cloakroom. Upstairs, there are four bedrooms (two en-suite) plus a family bathroom and a versatile dressing room/fifth bedroom, if required. Outside, the property provides plenty of off-street parking as well as a detached double garage and a private enclosed low maintenance rear garden.

A four/five bedroom detached property on an exclusive cul-de-sac within short walking distance of village amenities together with ample parking and a double garage.

Front door leading to:-

ENTRANCE PORCH: With stone paving and a front door leading to:

ENTRANCE HALL: With a porcelain tiled floor which continues throughout much of the ground floor and a staircase rising to the first floor with a useful storage cupboard below. Wood and glass panel double doors leading into:

SITTING ROOM: With an attractive engineered oak floor with a dual aspect including a bay window to the front and bi-folding doors opening onto terracing and providing a view over the rear garden. Plenty of space for seating arranged around a central fireplace with red brick surround and a polished granite hearth, with inset wood burning stove.

KITCHEN/DINING ROOM: With a continuation of porcelain tiled flooring and plenty of room for a large dining table and chairs with a further bay window allowing plenty of natural light. A high-quality kitchen contains a matching range of base and wall level units with polished quartz work surfaces incorporating a ceramic sink with mixer tap above and drainer to side and a four ring Neff induction hob with quartz splashback and Neff extractor fan above. Integrated appliances include a refrigerator and freezer, Neff dishwasher and a Neff double oven. A further island provides plenty of

additional storage and breakfast seating. Attractive fireplace with mellow red brick surround and inset wood burning stove. Door leading to:

UTILITY/BOOT ROOM: With a further matching range of base and wall level units with work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and with a door opening onto the rear garden. Boiler cupboard off.

STUDY: With porcelain tiled flooring and providing an excellent space to work from home and an outlook over the garden.

CLOAKROOM: Containing a WC and a wash hand basin with tiled splashback.

First Floor

LANDING: With access to loft storage space, double doors opening onto an airing cupboard off and further doors leading to:

BEDROOM 1: A well-proportioned double room with an outlook over the rear garden and paddocks beyond and fitted slatted shutters. Door leading into:

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EN-SUITE: Containing a double width shower with glass sliding door and a rainfall style shower head. WC, wash hand basin and a chrome heated towel rail.

BEDROOM 2: A further double room with an outlook to the rear and a door leading into:

EN-SUITE: Containing a shower with glass screen doors, WC, wash hand basin and a chrome heated towel rail.

BEDROOM 3: A well-proportioned double bedroom with windows to the front with fitted slatted shutters.

BEDROOM 4: A further double bedroom with slatted shutters and outlook to the front.

BEDROOM 5/DRESSING ROOM: Currently in use as a dressing room but with the potential to be converted back into an additional bedroom, if so required. Range of high quality fitted wardrobes with inset shelving and hanging rails.

FAMILY BATHROOM: With porcelain tiled flooring and walls and containing a bath with mixer tap and shower over, WC, wash hand basin and a chrome heated towel rail.

Outside

The property is approached via a gravel driveway which serves just three dwellings. The driveway leads into a private area of **OFF-STREET PARKING** for numerous vehicles which in turn leads into:

DOUBLE GARAGE: With twin up and over doors, light and power connected and boarded roof storage space and personnel door to the side.

The garden has been landscaped with an elevated terrace providing an ideal area for entertaining and dining alfresco, with a range of flower beds enclosed

by oak sleepers adjacent and an expanse of lawn which is particularly private and enclosed by fencing to the rear, behind which stands an open area of meadow/paddock.

Agent's notes

The property's light fixtures are available only by separate negotiation.

Approximately two years remain on an NHBC build guarantee certificate.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

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

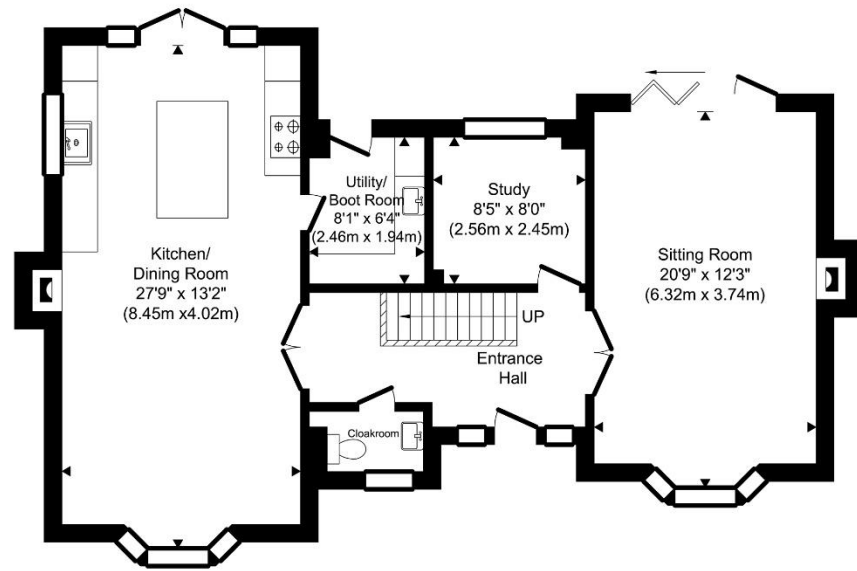
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

TENURE: Freehold

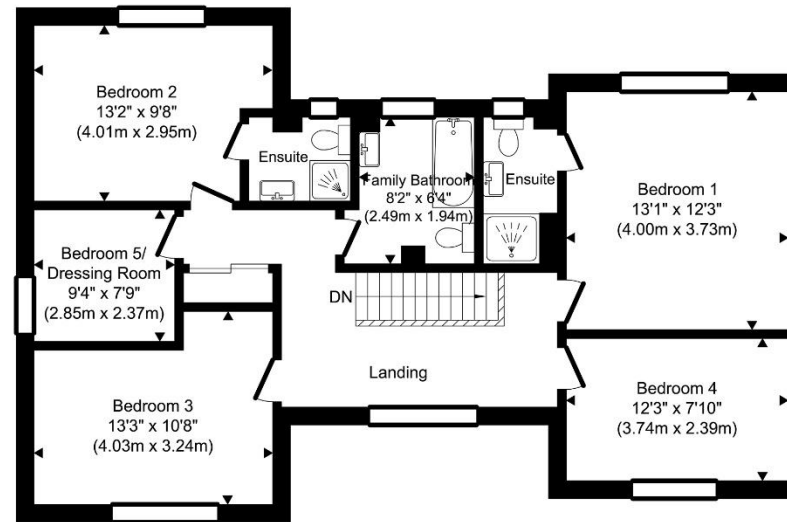
WHAT3WORDS: ///fast.incisions.baked

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.

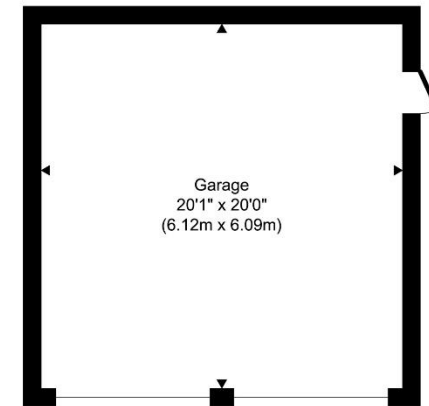
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Ground Floor
Approximate Floor Area
874.67 sq. ft.
(81.26 sq. m)



First Floor
Approximate Floor Area
845.82 sq. ft.
(80.91 sq. m)



Outbuilding
Approximate Floor Area
401.17 sq. ft.
(37.27 sq. m)

TOTAL APPROX. FLOOR AREA 2146.75 SQ.FT. (199.44 SQ.M.)

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