



The Grape Vine

The Green, Cavendish, Sudbury CO10 8BB

We are delighted to offer for sale this imposing 5 bedroom period property overlooking the village green in the popular village of Cavendish. The property which is in need of updating throughout is offered for sale with No Onward Chain.



OIEO

£500,000



x5



x3



F



2,000
sqft

at a glance

- 5 Bedroom detached period house
- Located in the popular village of Cavendish overlooking the large village green
- An abundance of period features
- Single garage and off road parking
- Gas fired central heating
- Pleasant rear gardens and additional workshop/outbuilding
- In need of updating throughout
- Accommodation spanning circa 2000 sqft
- Being offered with No Onward Chain
- Flexible accommodation on offer with two staircases and 4 reception areas



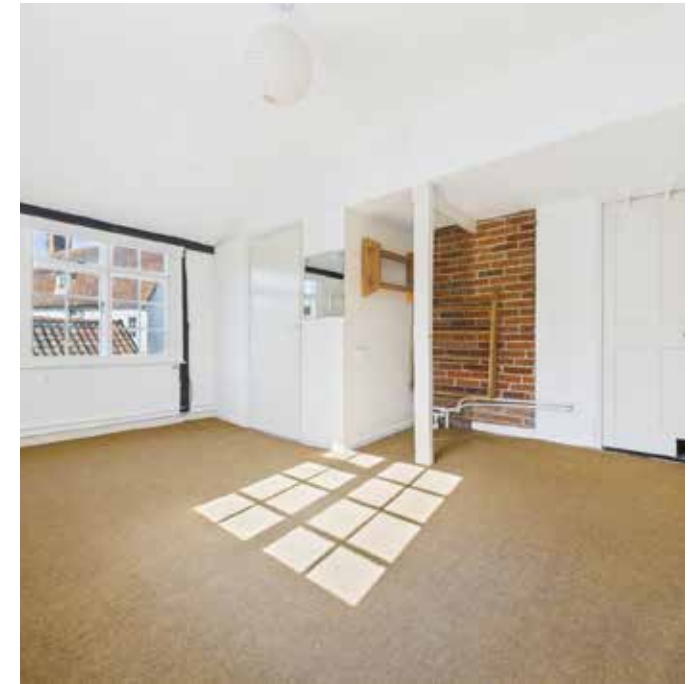
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The GrapeVine which is steeped in history and boasts an abundance of period features has been home to the current vendor for a number of years having also been a popular restaurant in the 1970's-80's. The Grade II Listed building is now in need of updating throughout and offers an exciting opportunity for any purchaser.

Overlooking the village green the property occupies a stunning position on this popular Suffolk Village. The property affords the following accommodation - a ground floor consisting of four reception areas and a kitchen with doors to the rear patio.





On the first floor from the principle staircase there are four bedrooms, one of which benefits from an en-suite shower room, a family bathroom which is also accessed via another bedroom and a separate cloakroom.

There is a secondary staircase which accesses a further bedroom with en-suite shower room. The property is further enhanced by gas fired central heating serving radiators throughout.

outside

Externally and to the front of the property there is a small area which has some shrubs and hedging. There is a driveway leading to a detached single garage which has access via a personal door to the rear garden.

The main garden offers a patio area immediately to the rear of the property with three access doors. The garden is fully enclosed by fencing, hedging and walls and is predominantly laid to lawn with various flower/ shrub beds, from the rear of the garden there are stunning views of the house.

There is the added benefit of a workshop which also benefits from solar panels on the roof space. We strongly advise an internal inspection of the property to fully appreciate the opportunity of acquiring this historic house.



location

Cavendish is a beautiful Suffolk village nestled along the Essex border and close to the River Stour; it has a picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at the nearby village of Clare just a short distance of 2 miles away, whilst the market town of Sudbury, 6 miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.





ground floor

Sitting Room	5.07m (16'7") x 4.44m (14'6")
Dining Area <i>(off sitting room)</i>	4.99m (16'4") x 2.95m (9'8")
Drawing Room	4.95m (16'2") x 4.52m (14'9")
Kitchen	2.70m (8'10") x 4.73m (15'6")
Dining Room	3.51m (11'6") x 5.15m (16'10")

first floor

Staircase 1

Landing	
Bedroom	2.60m (8'6") x 3.05m (10'0")
Bedroom <i>(door to family Bathroom)</i>	4.02m (13'2") x 2.97m (9'8")
Family Bathroom	2.64m (8'8") x 1.71m (5'7")
Cloakroom	
Bedroom	3.16m (10'4") x 3.24m (10'7")
Master Bedroom*	5.07m (16'7") x 4.67m (15'3")
En-Suite shower room	1.60m (5'3") x 1.59m (5'2")

Staircase 2

Bedroom	3.42m (11'2") x 4.15m (13'7")
En-Suite shower room	1.68m (5'6") x 1.95m (6'4")

*Restricted headroom on access

services

Main electric, water and sewage. Heating is provided by mains gas serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band F.

See more information online. Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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