



**Rose Cottage, 62 High Street
Lavenham, Suffolk**

DAVID
BURR

Rose Cottage, 62 High Street, Lavenham, Sudbury, Suffolk, CO10 9PY

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.

This charming two double bedroom cottage is situated in the heart of the historic village of Lavenham, offering spacious accommodation across two floors, with an abundance of character and spacious part walled garden to the rear.

The Property

You are initially greeted by a welcoming entrance hall with staircase leading to first floor and door leading to the sitting room. The sitting room is a charming room with exposed timbers, inglenook fireplace with oak bressummer beam, exposed brick work leading onto the kitchen/dining room with an initial dining area finished with a Suffolk white brick floor and french doors leading on the rear terrace and garden beyond. The kitchen has a country style finish and is well-served with butler sink, matching utility beyond and downstairs cloakroom. To the first floor, there are two large double bedrooms with exposed timbers serviced by a family bathroom, with roll top bath.

Outside

To the immediate rear of the property there is a terraced seating area accessed off the kitchen and via french doors from the dining room, with the rest of the garden being predominately laid to lawn, with a range of shrubs and hedges with a brick and flint wall backdrop. There is also a useful storage shed and side access gate providing a right of way across a neighbouring property to the High Street.

AGENTS NOTES: As it is not uncommon with a property of this age, it enjoys a right of way as well as neighbouring properties having a right of way across the rear.

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

EPC RATING: N/A – Listed.

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

COUNCIL TAX BAND: D.

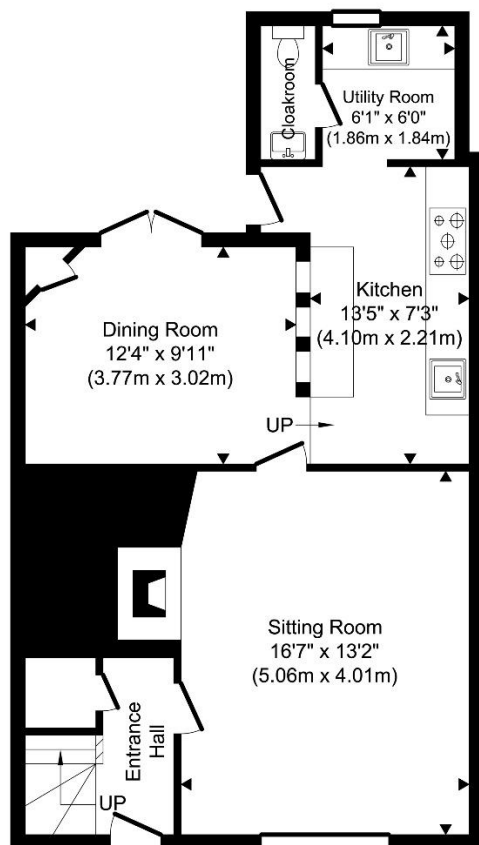
TENURE: Freehold

WHAT3WORDS: ///

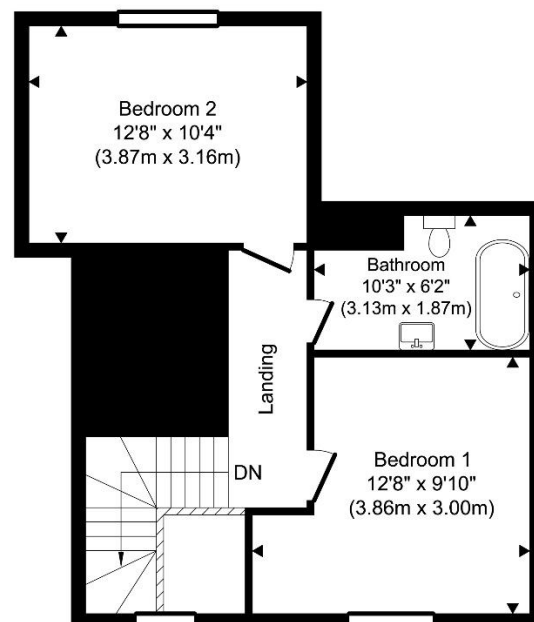
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
636.03 sq. ft.
(59.09 sq. m)



First Floor
Approximate Floor Area
464.89 sq. ft.
(43.19 sq. m)

TOTAL APPROX. FLOOR AREA 1100.93 SQ.FT. (102.28 SQ.M.)
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