

oakheart

£725,000

Offers In The Region Of  
Mill Lane, Cavendish



Occupying a wonderful semi-rural position within the highly sought-after Suffolk village of Cavendish, this substantial three/four-bedroom detached bungalow sits within grounds extending to in excess of an acre, enjoying stunning riverside views and direct access alongside the River Stour. Offering spacious and flexible accommodation throughout, the property presents a rare opportunity to acquire a home in one of Suffolk's most picturesque village settings.

The accommodation is well laid out and versatile in design, making it suitable for a variety of buyers including families, downsizers seeking generous single-storey living, or those looking for multi-generational potential. At the heart of

the property is a spacious kitchen/breakfast room with adjoining utility room, providing ample storage and workspace. A separate dining room offers an excellent space for entertaining, while the generous living room enjoys a bright dual-aspect feel with direct access overlooking the gardens.

The property offers three well-proportioned double bedrooms, two of which benefit from en-suite shower facilities, whilst an additional bedroom/study provides flexibility for home working, hobbies, or occasional guest accommodation. A family bathroom serves the remaining accommodation.

Externally, the property is approached via a concrete driveway providing

ample off-road parking to the front. A separate side access driveway runs alongside the bungalow and leads to the substantial detached double garage, ideal for storage, workshop use, or vehicle accommodation.

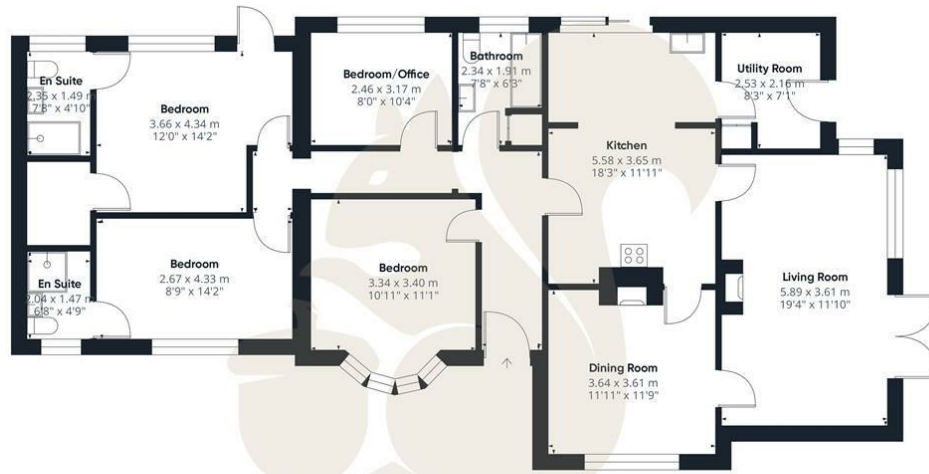
The grounds are a particularly outstanding feature of the property, extending to over an acre overall. The gardens offer extensive lawned areas, mature planting, and excellent privacy, with the rear portion running directly alongside the River Stour. This exceptional setting provides immediate riverside views and a peaceful backdrop rarely available within the village.











Ground Floor Building 1



Ground Floor Building 2

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**Main building GLA™**

143.56 m<sup>2</sup>  
1545.27 ft<sup>2</sup>

**Main building total**

143.56 m<sup>2</sup>  
1545.27 ft<sup>2</sup>

**Building 2 total**

36.53 m<sup>2</sup>  
393.24 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:


Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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