

DAVID BURR

The Gate House, Cavendish, Suffolk









The Gate House, Mill Lane, Cavendish, Sudbury, Suffolk, CO10 8BJ

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's Liverpool Street.

This elegant period house occupies an exceptional setting along a no-through lane surrounded by open countryside and was built in 1862 by the Great Eastern Railway Company to serve as a crossing keepers cottage. In 1948, the ownership transferred to British Rail who in turn sold the property on in the late 1960's. The property was sympathetically enlarged in 1999 and now offers well balanced accommodation of considerable character with generous gardens of about 0.3 acres.

A splendid, unlisted, period house with gardens abutting open countryside on the edge of one of the areas most favoured villages.

ENTRANCE HALL: An inviting area with an Amitco wood effect floor, staircase off and doors to:

DRAWING ROOM: 7.31m x 3.98m (24'0" x 13'1" max) A splendid room, currently utilised as a sitting/dining room with a number of sash windows and a set of double doors opening onto the terrace and garden beyond. Floor to ceiling red brick chimney with a gas fireplace below.

KITCHEN/BREAKFAST/LIVING ROOM: 5.68m x 4.31m (18'8" x 14'2" max L shape) A light room with two large sash windows providing views over the garden and countryside beyond. A set of large double Oak doors open onto a brick terrace and the garden beyond. A pamment tiled floor runs throughout and the kitchen area has been fitted with an extensive range of light Oak fronted units and thick granite worktops incorporating a butler sink with 'Perrin and Rowe' chrome tap. There are deep pan drawers and a Rangemaster electric cooker with ceramic hob and matching extractor hood over. We understand there is also a gas point available behind the cooker to allow for the installation of a gas cooker if preferred.

GARDEN ROOM: 4.72m x 3.60m (15'6" x 11'10") From the highly regarded Amdega range, in keeping with the period and designed with an emphasis on natural light, taking advantage of the wonderful views. Double doors open onto a terrace and the gardens beyond. Fitted with electric underfloor heating and also radiators from the central heating system.

UTILITY: 2.13m x 1.42m (7'0" x 4'8") A natural addition to the kitchen with space for appliances, fitted Oak wood worktop and inset stainless steel sink unit with mixer tap over. Separate drinking water tap and plumbing for washing machine.

CLOAKROOM: With fitted window shutter, WC and wash hand basin.

First Floor

LANDING: With access to loft storage space (with insulation and LED lighting) and doors to:

PRINCIPAL SUITE: 4.31m x 3.25m (14'2" x 10'8") A sash window provides stunning views over the garden with double doors opening onto a balcony in turn providing field views.

DRESSING ROOM: 3.35m x 2.00m (11'0" x 6'7") With extensive fitted wardrobes, shelved storage cupboards and a large sash window. Clear potential to be used as a nursery, conveniently next to the main bedroom.

EN SUITE: Sash window, fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: 4.01m x 3.17m (13'2" x 10'5") Two sash windows provide wonderful far reaching views. Built in double wardrobe.

BEDROOM 3: 3.91m x 2.23m (12'10" x 7'4") A double bedroom with space for a desk and a sash window providing a lovely view.

FAMILY BATHROOM: Containing a bath, W.C. and a wash hand basin.

Outside

A large drive provides ample parking for several vehicles with ample space for a cartlodge/garaging if required (subject to the necessary planning consents).

The garden is one of the property's key features with wide open expanses of lawn bordered by neatly clipped beds filled with a variety of colourful plants, roses, trees and with the boundaries kept at a sensible height to make the most of the open views and in part enclosed by a post and rail fence. Well placed terraces make an ideal area to entertain with external lighting, power points etc. Two storage sheds with power points outside of one and the further benefit of two external water taps and a children's tree house.

Agent's notes

We are advised that the boiler is a Viessmann Wi-Fi compatible boiler installed 2021 with an extended warranty until 2033.

In all about 0.3 acres.

SERVICES: Mains water and electricity are connected. Private drainage. Gas fired heating to radiators. Kinetico water softener fitted. **NOTE:** None of the services have been tested by the agent.

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

LOCAL AUTHORITY: West Suffolk District Council

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: crowd.defrost.long

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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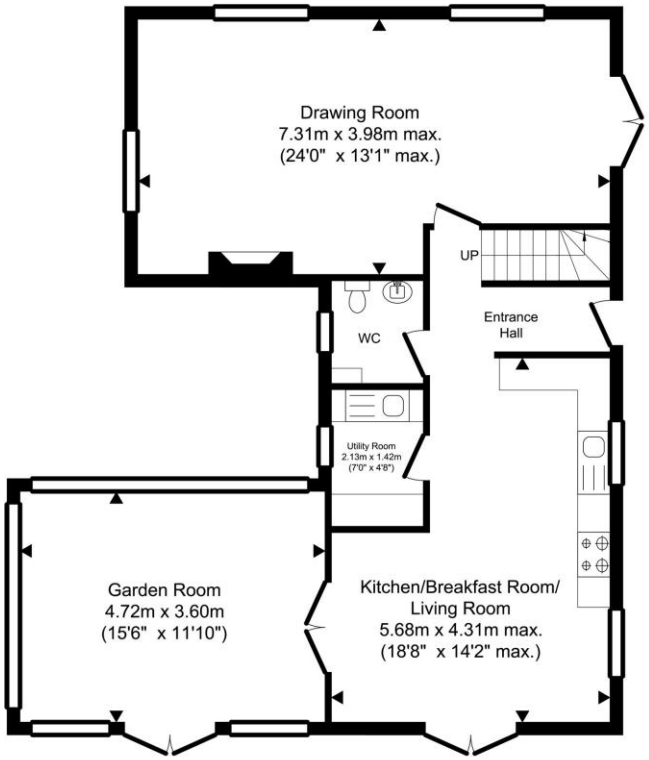
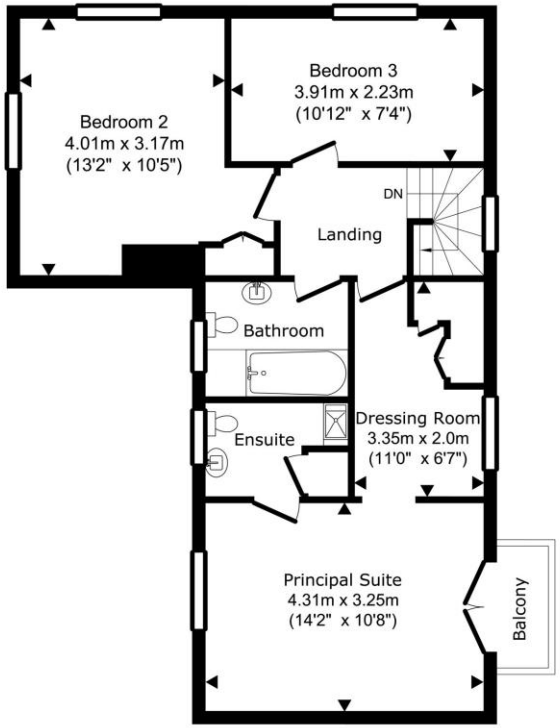


Ground Floor
Approximate Floor Area
823.97 sq. ft.
(76.55 sq. m)



First Floor
Approximate Floor Area
625.27 sq. ft.
(58.09 sq. m)

TOTAL APPROX. FLOOR AREA 134.64 SQ.M. (1449.24 SQ.FT.)

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