

oakheart



£250,000

Offers Over
Church Street, Lavenham

This charming Grade II listed cottage is nestled in the heart of the historic village of Lavenham, offering characterful accommodation arranged over two floors and an abundance of period features throughout. Beautifully blending historic charm with modern convenience, the property enjoys a delightful courtyard-style garden and is perfectly positioned to enjoy all that this sought-after village has to offer.

The ground floor is centred around a welcoming sitting room, featuring exposed medieval timbers, a striking herringbone brick floor and a wealth of character. A staircase rises to the first floor, whilst the bespoke handmade kitchen, crafted by Lavenham Joinery, is fitted with a range of quality units,

hardwood work surfaces and integrated cooking appliances. Beyond the kitchen is a useful rear lobby providing additional storage space and access to the garden. Completing the ground floor is a well-appointed bathroom fitted with a traditional white suite and shower over bath.

On the first floor are two bedrooms, both enjoying attractive views over the surrounding village. The principal bedroom overlooks some of Lavenham's stunning historic timber-framed properties, whilst the second bedroom enjoys views across the rear garden and village rooftops.

Outside, the enclosed rear garden is designed for ease of maintenance and

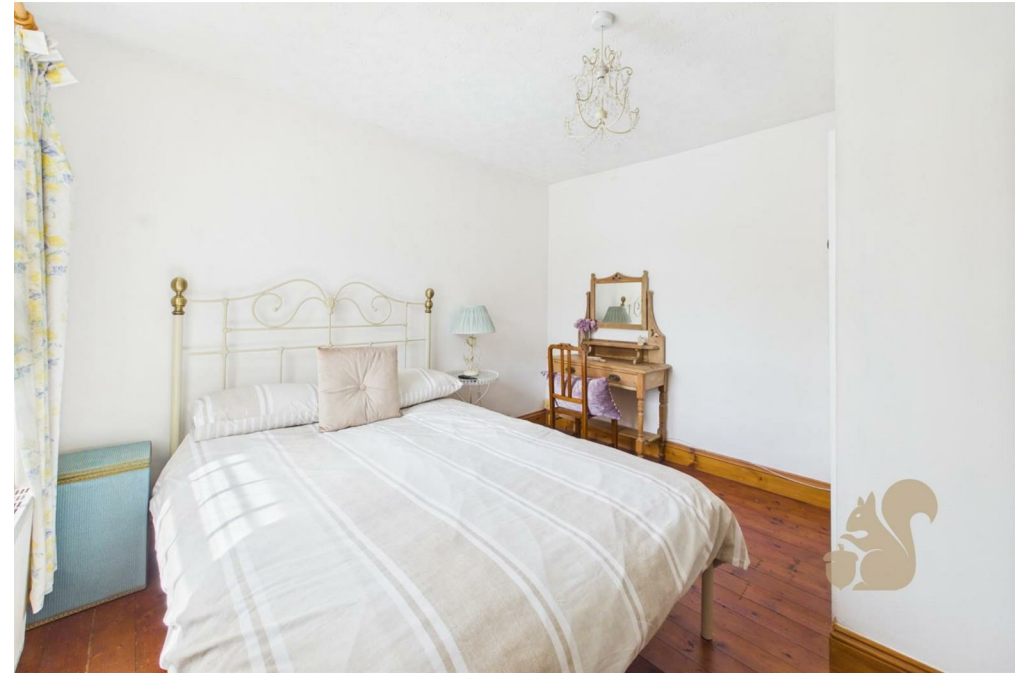
enjoys a sunny aspect for much of the day. Paved throughout and framed by fenced boundaries, it provides a pleasant outdoor seating area with charming views of Lavenham's historic walls, rooftops and chimneys.

This unique home presents an excellent opportunity to acquire a character-filled village property within one of Suffolk's most desirable and picturesque locations.

Call Oakheart today to arrange your viewing!











oakheart

GLA¹⁾
48.8 m²
525.27 ft²

Total
55.3 m²
595.28 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart