



DAVID
BURR

Harvey House,
Windsor Green, Cockfield
Bury St. Edmunds, Suffolk.



Harvey House, Windsor Green, Cockfield Bury St. Edmunds, Suffolk.

Location:

The property occupies a semi-rural position at Windsor Green, within the well-regarded parish of Cockfield. Historic Lavenham lies approximately five miles away, while Bury St Edmunds and Sudbury provide extensive shopping, schooling, leisure facilities and useful transport connections.

- Substantial detached family home extending to approximately 2,351 sq ft.
- Four well-proportioned bedrooms.
- Principal bedroom with log-dressing room and en-suite shower room.
- Second bedroom with en-suite facilities.
- Impressive kitchen/breakfast/living room with Rangemaster cooker.
- Vaulted oak-framed garden room opening onto the terrace.
- Sitting room with log-burning stove and separate dining room.
- Versatile music room/home office and generous utility room.

A substantial detached family home offering an impressive combination of generous proportions, versatile accommodation and attractive wrap-around gardens.



THE PROPERTY

Harvey House is a substantial detached family home offering an impressive combination of generous proportions, versatile accommodation and attractive wrap-around gardens. Extending to approximately 2,351 sq ft, the property is ideally suited to modern family life, with a thoughtful layout providing both open-plan and more traditional reception spaces.

At the heart of the house is the superb kitchen/breakfast/living room, comprehensively fitted with an extensive range of cabinetry, granite work surfaces, a central island and Rangemaster cooker. This sociable space flows naturally into a striking vaulted oak-framed garden room, where exposed timbers, extensive glazing and doors onto the terrace create a particularly appealing connection with the gardens.

The remaining reception rooms provide considerable flexibility. The comfortable sitting room features a log-burning stove and opens into the separate dining room, while the music room could equally serve as a study, playroom or further sitting room. A particularly generous utility room and cloakroom complete the ground-floor accommodation.

On the first floor, the spacious principal bedroom benefits from its own dressing room and en-suite shower room. The second bedroom also enjoys en-suite facilities, while two further well-proportioned bedrooms are served by the family bathroom.

Harvey House is approached through a gated entrance opening onto a generous, gravelled driveway, providing ample parking and turning space. Mature gardens wrap around the property, with sweeping lawns complemented by established trees, hedging and well-stocked borders. Two distinct terraces provide excellent settings for al fresco dining and summer entertaining, allowing different areas of the garden to be enjoyed throughout the day. Altogether, Harvey House represents a rare opportunity to acquire a spacious and highly versatile family home in a delightful semi-rural setting, conveniently placed for Lavenham, Bury St Edmunds and Sudbury.

POSTCODE: IP30 0LY

WHAT3WORDS: ///buggy.ratty.hopes

LOCAL AUTHORITY: Babergh District Council:
0300 1234000

COUNCIL TAX: Band F

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main water and electricity are connected. Oil fired heating. Private drainage (Septic Tank). **NOTE:** None of these services have been tested by the agent.



Material Information

SERVICES: Main water and electricity are connected. Oil fired heating. Private drainage (Septic Tank).

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 03001234000

COUNCIL TAX BAND: F

EPC RATING: D

PROPERTY POSTCODE: IP30 0LY

TENURE: Freehold

CONSTRUCTION TYPE: Brick and Render

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: Not known

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Not known

ASBESTOS/CLADDING: Not known

RESTRICTIONS ON USE OR COVENANTS: Not known

FLOOD RISK: Not known

ACCESSIBILITY ADAPTIONS: Not known

WHAT3WORDS: /// buggy.ratty.hopes

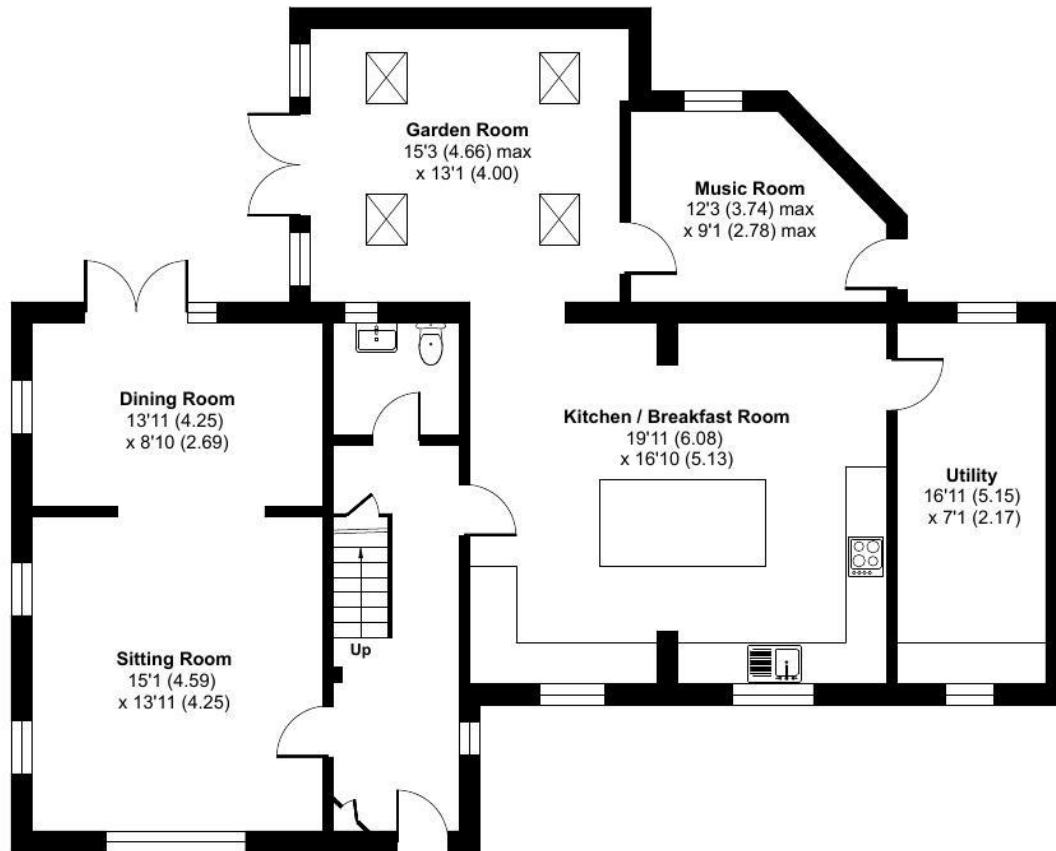
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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 whatever 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.

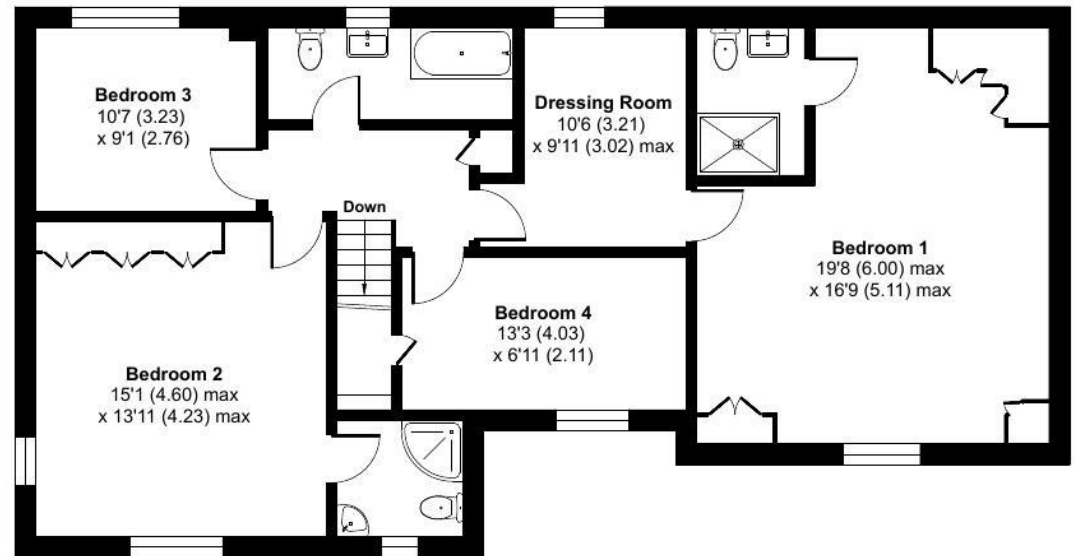
Windsor Green, Cockfield, Bury St. Edmunds, IP30

Approximate Area = 2351 sq ft / 218.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

