



DAVID
BURR

Glenholme
Lavenham, Suffolk



Glenholme, Brent Eleigh Road, Lavenham, Sudbury, Suffolk, CO10 9PE

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.

An outstanding semi-detached village home which has undergone a comprehensive programme of renovation to provide a high-quality and light filled contemporary home within just moments walking distance of village amenities. Offered with no onward chain and situated within approx. 0.32 acres (sts).

Accommodation

Glenholme contains accommodation over two levels which has been comprehensively refurbished in recent months. An entrance hall leads contains a useful utility cupboard off and leads onto a 23ft wide Sitting/dining room with bi-folding doors opening onto terracing and looking down the garden with a further outlook behind. The kitchen has been finished in a traditional style with a range of base and wall level units with wooden work surfaces and a butler sink. There is an integrated dishwasher and space for further free-standing appliances including an extractor hood with tiled splashback and space for a freestanding oven. A vaulted ceiling providing a sense of space and a door opens onto the gardens. A further room could function as either a ground floor bedroom or a snug and is served nicely by a high quality shower room adjacent. Upstairs, three well proportioned double bedrooms are served by two further bath/shower rooms, one being en-suite to the dual aspect master bedroom.

Outside

The property has a newly created access with a generous gravel driveway which is bordered by newly planted hedging to provide a natural screen for privacy. A five bar gate leads into a further area of parking and onto a **CARPORT** which provides sheltered parking adjacent to the studio annexe.

The annexe itself caters to a variety of needs including for buyers wishing to create ancillary accommodation or with the potential to be converted into a holiday let (subject to any necessary consents) and provide the owners with significant income potential. The annexe contains space for a kitchenette, a shower room and an open plan studio area. It also has the benefit of a substantial private and enclosed area of garden.

The gardens for the property itself have been neatly designed with a well-kept lawn and a paved pathway leading down to the house itself. A paved terrace lies adjacent to the property to provide a sunny area of seating/dining.

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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: Band E – A copy of the energy performance certificate is available on request.

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

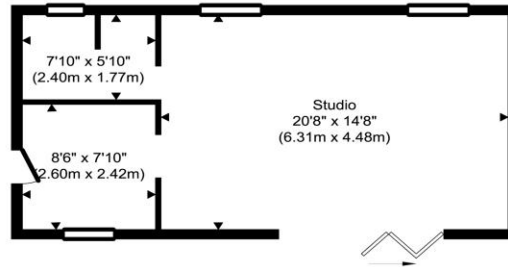
COUNCIL TAX BAND: TBC

WHAT3WORDS: gong.worthy.composed

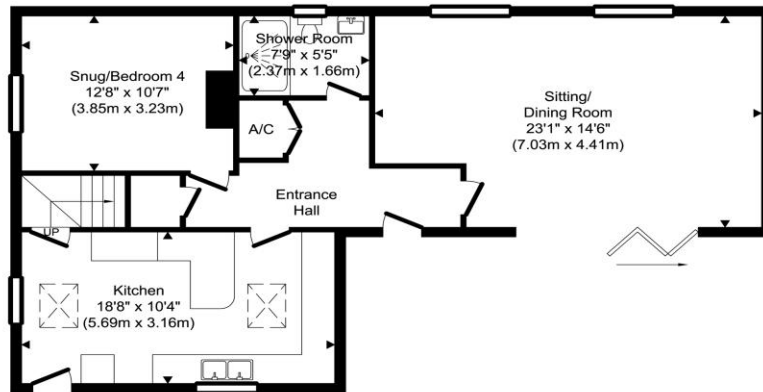
VIEWING: Strictly by prior appointment only through DAVID BURR.



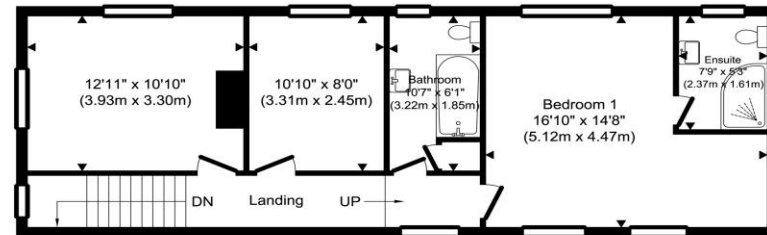
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Outbuilding
Approximate Floor Area
425.71 sq. ft.
(39.55 sq. m)



Ground Floor
Approximate Floor Area
838.07 sq. ft.
(77.86 sq. m)



First Floor
Approximate Floor Area
638.40 sq. ft.
(59.31 sq. m)

TOTAL APPROX. FLOOR AREA 1902.19 SQ.FT. (176.72 SQ.M.)
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