

DAVID
BURR

Chilton House, Windsor Green, Cockfield, IP30 0LY



Windsor Green is situated in Cockfield which is one of a number of 'greens' which make up the village of Cockfield. Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Church and shop/post office as well as a reputable primary school. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

This is a fantastic opportunity to purchase a four bedroom detached house surrounded by picturesque countryside with potential for development. Built in the 1970s we understand the plot originally had planning for three houses however the purchaser at the time decided to build one larger house instead. We believe this is a great opportunity to purchase the property on an option agreement subject to planning with a possibility of creating to building plots, one to either side of the current house. The main house is in need of updating however seems in good order otherwise. **In total the plot amounts to circa 0.55 acres.**

A rural location for potential development.

Guide price £550,000

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk

Chilton House, Windsor Green, Cockfield, IP30 0LY

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

