



Thatched Cottage
Windsor Green, Cockfield, Suffolk

DAVID
BURR

Thatched Cottage, Windsor Green, Cockfield, Suffolk, IP30 0LY

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. 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 charming two-bedroom detached cottage occupies a secluded position in the pretty hamlet of Windsor Green enjoying far-reaching countryside views. Although in need of cosmetic updating inside, the property was re-thatched in 2017 offering an exciting project for prospective buyers.

A secluded two-bedroom detached cottage with countryside views

First Floor

SITTING ROOM: A solid wooden door brings you to this room that is filled with natural light with windows to two aspects. This is a heavily beamed room with your attention immediately drawn to the soft red brick inglenook fireplace with brick hearth and bressumer beam with opening leading to:-

DINING ROOM: A double aspect room which is heavily beamed with space for a large dining table and chairs and open staircase leading to first floor.

INNER HALL: Window to side aspect with doors leading to:-

KITCHEN: The kitchen is fitted with a wide range of matching units with a wood effect worktop and matching breakfast bar seating area with two windows offering charming views over the rear garden and far-reaching countryside beyond. Integrated stainless steel sink with double drainer unit with space for washing machine, oven and fridge freezer. Side door providing useful access.

BATHROOM: A three-piece suite consisting of a large bath with overhead shower, pedestal wash hand basin and close coupled WC.

DRESSING ROOM/BEDROOM TWO: A double aspect heavily beamed room that is utilised as a second bedroom but would work well as a dressing room as one room leads off the other on the first floor. Door leading to:-

BEDROOM 1: A generous master bedroom that is heavily beamed with casement window to the front.

Outside

A five-bar gate and shingle driveway leads you to the property grounds where you will find a hardstanding offering **OFF-STREET PARKING** as well as a garage and neighbouring **WORKSHOP**. The cottage sits centrally within the plot with a wrap-around garden that is predominantly laid to lawn with established hedgerow boundaries abutting far-reaching countryside views to the rear.

SERVICES: Mains water. Private drainage. Main electricity connected. Electric fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt

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

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Timber

WHAT3WORDS: ///cheeks.glow.s.elevates

Agent's Note

This property enjoys a right of way across the neighbouring property.

Due to the nature of the sale, the vendors were not able to complete the Consumer Regulations Questionnaire. Buyers should satisfy themselves by arranging a viewing and conduct any further investigations themselves.

The property was re-thatched in 2017.

The property is Grade II listed.

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.



