



**Meadow View, 5 The Street,
Cavenham, Suffolk.**

**DAVID
BURR**

MEADOW VIEW, 5 THE STREET, CAVENHAM, BURY ST. EDMUNDS, SUFFOLK.

Cavenham is an ancient settlement, mentioned in Pevsner's book of Suffolk due to its "Black Ditches" which are thought to be Anglo Saxon. In more recent times Cavenham Heath has been adopted by Natural England as a site of Special Scientific Interest and in turn provides exceptional countryside walks. The A14 trunk road is about 3 miles and in turn provides quick access to the Cathedral town of Bury St Edmunds 8 miles and the City of Cambridge 24 miles. A branch line rail link to Kings Cross Station is available at approximately Kennett 5 miles distant.

A spacious and well-presented village home which has been significantly improved and updated by the current owners, now offering a versatile accommodation schedule arranged over 2-floors with particularly generous rear gardens and far-reaching countryside views. The well-balanced accommodation is complemented by a generous driveway and a detached garage.

A spacious and significantly improved semi-detached cottage with far reaching countryside views, garaging and a studio.

ENTRANCE HALL: With stairs rising to first floor and understairs storage cupboard.

SITTING ROOM: The focal point for which is provided by the inset fireplace with ornate surround and hearth. Window to front aspect.

KITCHEN/BREAKFAST/LIVING ROOM: Well-appointed with a range of matching wall and base units with integrated appliances to include a ceramic butler sink inset with drainer and mixer tap, dishwasher, cooker with hob over, fridge/freezer, space for washing machine and integral breakfast bar. Open plan to:-

DINING AREA: With French style doors opening onto the terrace abutting the rear of the property.

CLOAKROOM: With white suite comprising WC and hand wash basin.

Rear Hall: With pantry and personnel door leading to the rear terrace.

First Floor

LANDING: With window to side aspect.

PRINCIPAL BEDROOM: A substantial double bedroom with integral storage. Window to rear benefitting from far reaching views over the neighbouring field.

BEDROOM 2: A generous double bedroom with integral storage and dual aspect window to front.

BEDROOM 3: Integral storage cupboard and window to front aspect.

FAMILY BATHROOM: Well-appointed white suite with WC, hand wash basin, panelled bath and corner shower with frosted window to rear.

Outside

The property is accessed by a gravel driveway which provides ample **OFF-ROAD PARKING** with brick pillars to either side. There is vehicular

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access to the **DETACHED GARAGE** as well as the shingle driveway providing off-road parking for a number of vehicles. The rear gardens are a particular delight, predominantly lawn in nature with a number of versatile **OUTBUILDINGS** including **Greenhouse** and **Garden Studio** with clad elevations and French style double doors, this is equipped with power and light. There is a generous terrace immediately abutting the rear of the property and a large expanse of lawn which is interspersed by a number of specimen trees and shrubs with lovely views of the field abutting the rear of the boundary.

Material Information

SERVICES: Main electricity and water are connected. Private drainage (septic tank) and oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,942.41 – 2025/26.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP28 6DA

TENURE: Freehold.

CONSTRUCTION TYPE: Part brick and render.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 1800 Mbps (source Ofcom).

Mobile Coverage: EE, 02 and Vodafone – good outdoor. (Source Ofcom).

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SUBSIDENCE HISTORY: None disclosed.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:
None disclosed.

ASBESTOS/CLADDING: Possibly in part of the roof.

RESTRICTIONS ON USE OR COVENANTS: None disclosed.

FLOOD RISK: Not aware of any historic flooding.

ACCESSIBILITY ADAPTIONS:

WHAT3WORDS: ///strictly.amaze.limit.

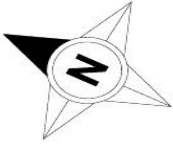
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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.



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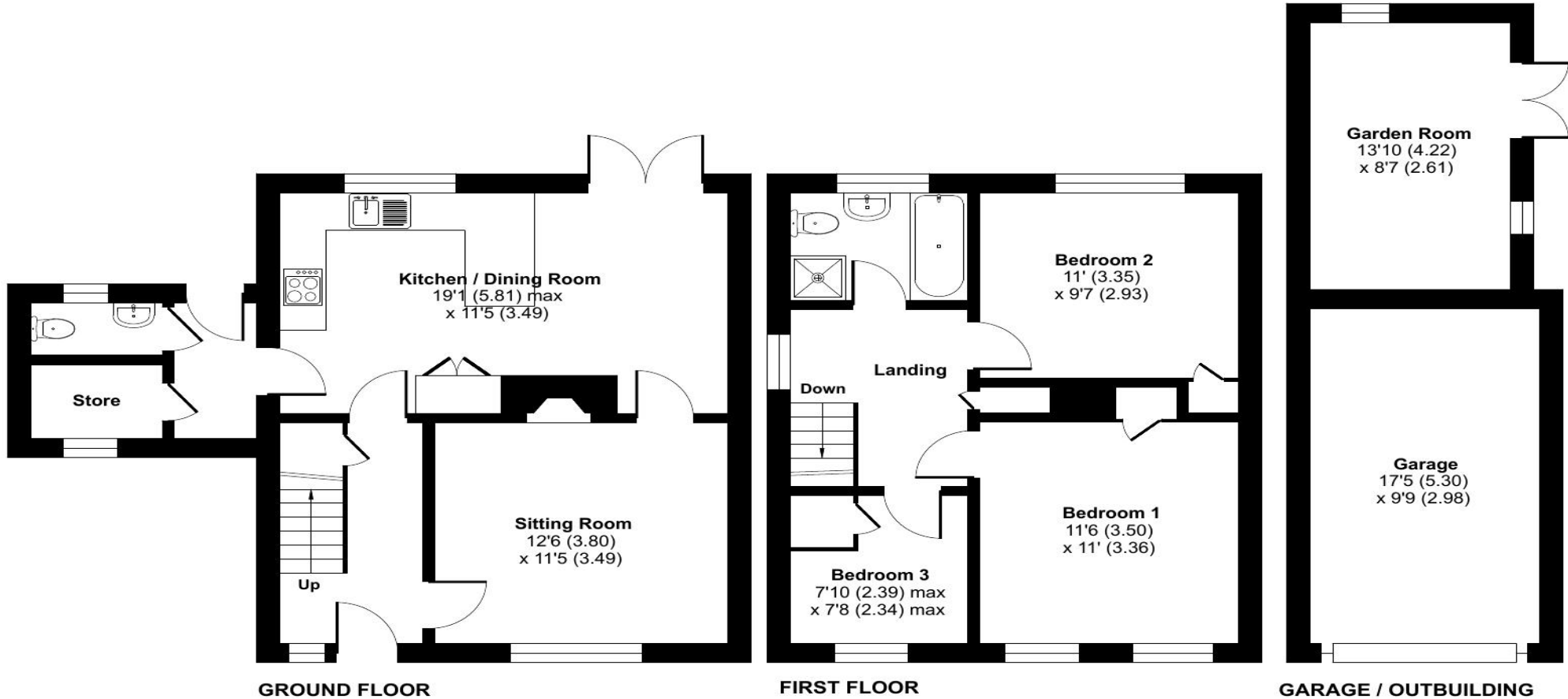
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 170 sq ft / 15.7 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1256 sq ft / 116.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David Burr Ltd. REF: 1483072

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

