

Cross Green, Cockfield

Sheridans









# Cross Green, Cockfield IP30 0LG

## Offers Over £600,000

An elegant Grade II listed detached house of considerable character, understood to date from the early 19th century, occupying a prominent position on the edge of this sought-after Suffolk village and enjoying far-reaching countryside views.

Constructed of traditional brick and flint beneath a hipped slate roof, Plane Cottage is distinguished by its handsome knapped flint façade, which immediately sets the tone for the charm and quality found throughout. The property has been sympathetically maintained and displays a wealth of original features including sash windows, exposed timbers, polished wooden flooring and period fireplaces, blending seamlessly with comfortable modern living.

A welcoming entrance hall provides access to the principal reception rooms and staircase. The sitting room is a particularly attractive space, centred around a traditional brick fireplace fitted with a woodburning stove, creating an ideal focal point. The dining room is equally charming, featuring a period fireplace and providing a wonderful setting for formal entertaining.
In addition, a separate study offers an ideal space for home working or a quiet retreat.

The kitchen/breakfast room is fitted in a classic country style with painted cabinetry, solid work surfaces and space for a range cooker. This room opens through to a garden room, a light-filled extension enjoying views across the gardens and providing an informal sitting or dining area with direct access outside. A utility room.

On the first floor, a central landing leads to four bedrooms, all of which enjoy pleasant outlooks over the surrounding gardens and countryside. The bedrooms retain a number of period features including exposed beams and original fireplaces. The property is served by two bathrooms, both well-appointed, providing flexibility for family life.

Outside
The property stands within delightful, mature grounds extending to approximately ¼ of an acre (sts). The gardens are a particular feature of the property, being thoughtfully landscaped and well stocked with a variety of planting, shrubs and trees which provide year-round interest.
To the rear, the gardens open out to take full advantage of far-reaching views across adjoining meadowland, offering a wonderful sense of space and rural tranquillity. Areas of lawn are complemented by well-tended borders and seating areas, ideal for outdoor dining and entertaining.
The house enjoys access along a shared private driveway leading to the rear of the gardens and ample vehicle parking.

Location
The property occupies a prominent position within the well-regarded village of Cockfield, located approximately 8 miles south of the historic Cathedral Town of Bury St Edmunds, which offers an excellent range of schooling, shopping, cultural and recreational facilities.
The nearby market towns of Long Melford and Sudbury further enhance the appeal of the location, providing a comprehensive range of amenities, independent retailers and eateries.

Directions
3 What Words ///quoted.bound.disposal

- Elegant early 19th century Grade II listed village house
- Attractive knapped flint façade with brick detailing
- Four bedrooms and two bathrooms
- Three well-proportioned reception rooms
- Kitchen/breakfast room opening to a light-filled garden room
- Character features including sash windows and exposed timbers
- Useful utility room and study
- Delightful mature gardens extending to approximately ¼ acre (sts)
- Far-reaching countryside views to the rear
- Ample off-road parking in a sought-after village location

Services
Mains electricity, and water. Shared Private Drainage. Heating - LPG Gas boiler
Council Tax: Babergh Band: E
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source Ofcom)



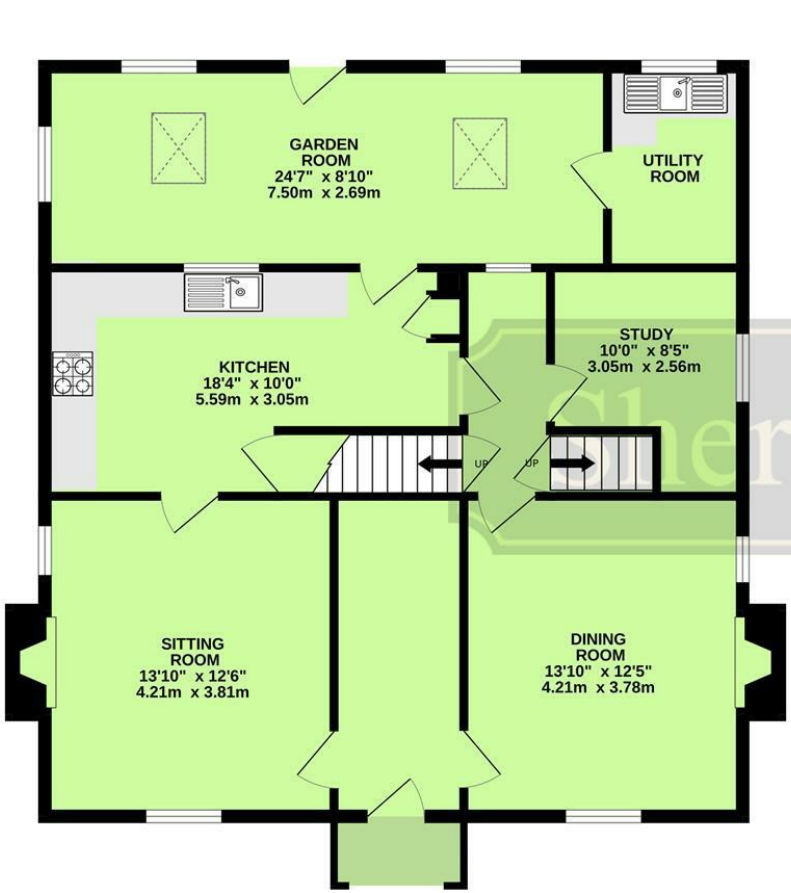




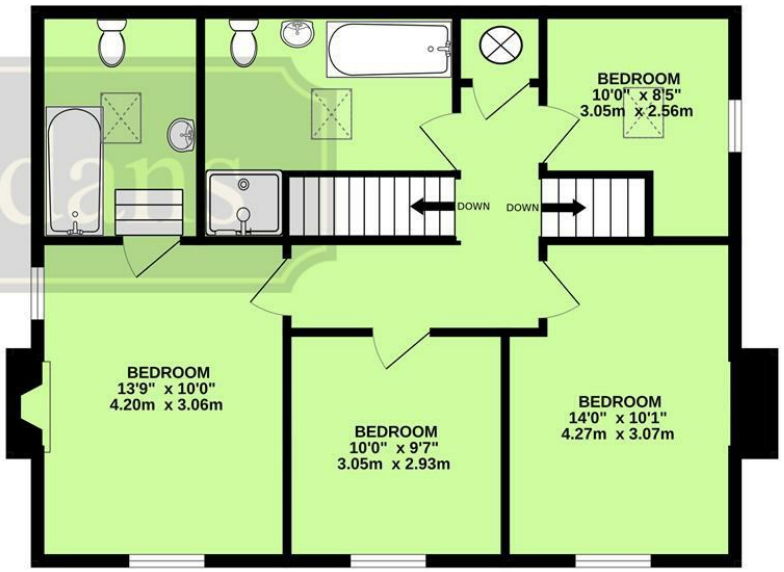
GROUND FLOOR

TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR




These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

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