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1 Manor Cottage

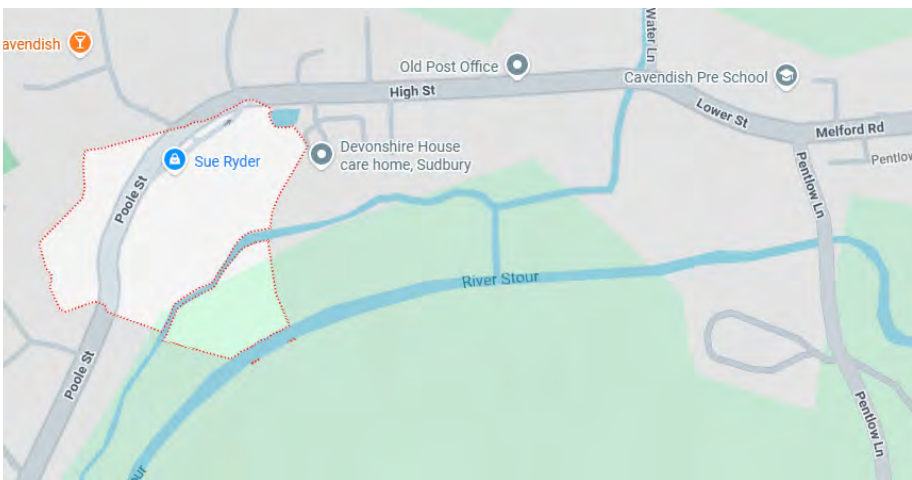
Cavendish, Suffolk

1 Manor Cottage

The Green, Cavendish, Sudbury, Suffolk CO10 8BB

This unique 16th Century Grade II listed property is situated in a sought after village location enjoying one of Suffolk's finest views over the village green.

The property offers many unique period features including oriel windows, open fireplaces and exposed brickwork and timbers, all complimented by modern finishes with generous front and rear gardens.



- A unique 16th Century Grade II listed property
- Situated in a sought after village location enjoying one of Suffolk's finest views
- Unique character features, complimented by modern finishes
- Generous front and rear gardens

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INTERIOR

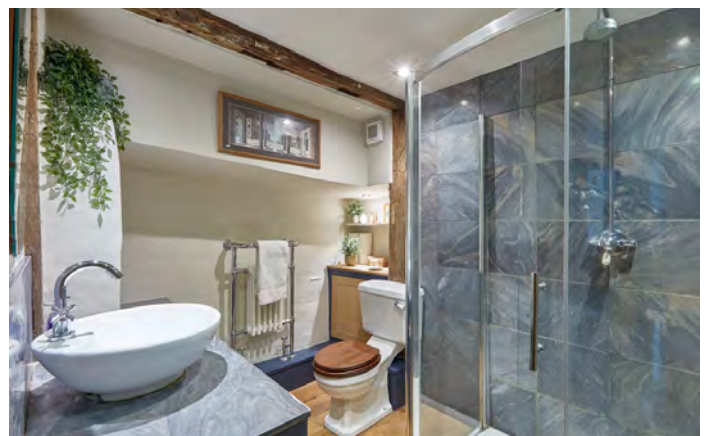
Entrance into ENTRANCE HALL With wooden flooring, exposed beams and stairs rising to the first floor with a cupboard under. SNUG A charming room featuring an attractive brick fireplace with wood burning stove, panelled walls and oriel bay window overlooking the village green. SITTING ROOM A delightful room featuring a fireplace with wood burning stove on a brick hearth, herringbone brick flooring and exposed beams with a step leading down to the 'library' a useful shelved storage cupboard. Stairs lead down to the Cellar. KITCHEN/DINING ROOM The hub of the home fitted with a range of units under wooden worktops with a stainless steel sink and drainer inset. Appliances include an integrated dishwasher, a Stoves double range cooker with seven ring gas hob set within a brick fireplace. Character features continue with exposed beams and brick flooring, opening through to the Dining Room with a vaulted ceiling, brick flooring and French doors opening to the garden. UTILITY ROOM/PANTRY Fitted with additional units under granite worktops with a Belfast sink, space for a fridge/freezer, plumbing for a washing machine, boiler serving radiators and shelving. CELLAR A useful storage area with brick flooring.

FIRST FLOOR

LANDING Featuring exposed beams with stairs leading to the second floor and doors to BEDROOM 1 A lovely light room featuring the Cavendish Crest, exposed beams and storage cupboard with an oriel bay window overlooking the village green. BEDROOM 2 With exposed beams, storage cupboard and outlook over the rear garden. En-Suite tastefully fitted with a white suite comprising a WC, wash basin and panelled bath with shower attachment over and exposed wooden floorboards. BEDROOM 3 Another spacious double room with painted timbers. SHOWER ROOM Luxuriously fitted with a white suite comprising a WC, wash basin set within a marble counter, tiled shower cubicle and heated towel rail.

SECOND FLOOR

ATTIC/BEDROOM 4 A charming room providing far reaching views over the village green with a door leading into a useful store room.



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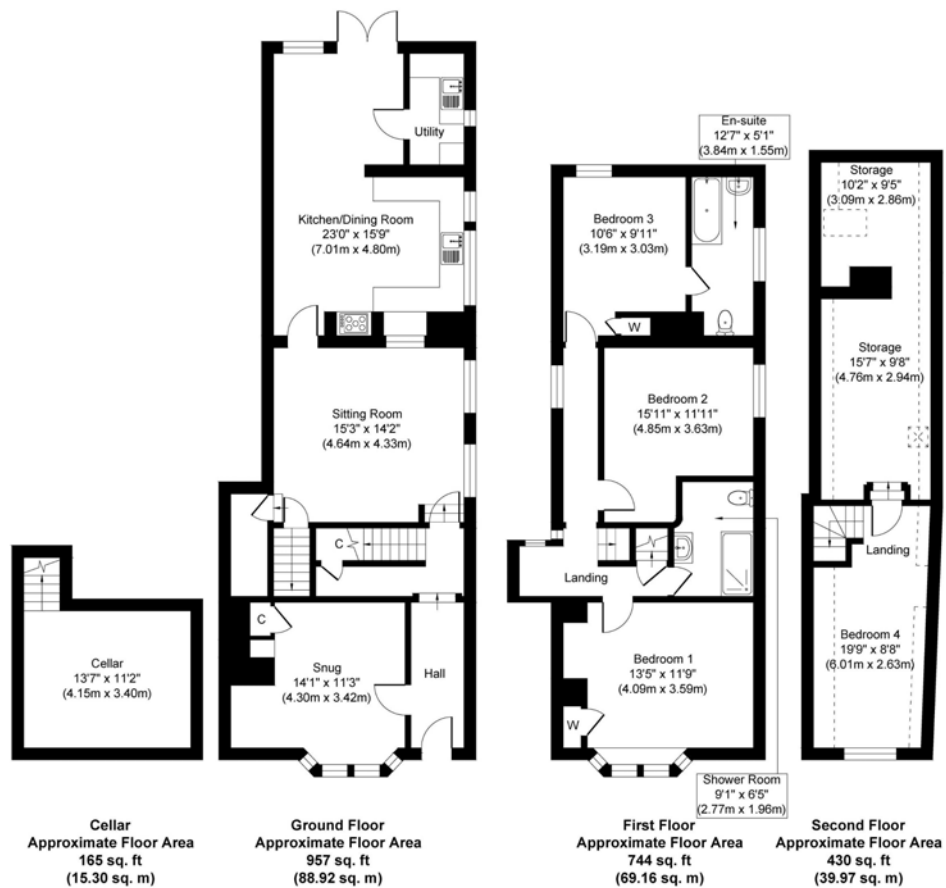
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EXTERIOR

The property sits behind a pretty front garden with a meandering pathway leading to the front door. The rear garden is an asset to the property with an extensively paved terrace opening to the lawn, flanked by mature beds, borders, trees and shrubs with a garden shed, log store and further storage to the side.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cavendish, Suffolk

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,351.47 per annum.

PROPERTY POSTCODE: CO10 8BB.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.

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