



**Lavender Cottage,
Gedding, Suffolk.**

**DAVID
BURR**



Lavender Cottage, Drinkstone Road, Gedding, IP30 0QE

Gedding is a small rural parish in Mid Suffolk, lying about six miles SE of Bury St Edmunds and 6 miles west of Stowmarket, offering peaceful countryside living with easy access to local town. Nearby is Drinkstone village, with amenities such as All Saints' Church (grade II* listed), historic windmills, and a village hall. The area borders beautiful reserves like Bradfield Wood. The wider locality benefits from nearby primary schools, nursery, shop and pub in Rattlesden and Woolpit and Thurston Community College for secondary education. Nearby Felsham has a playing field, pub and community shop. The nearest railway service is at **Elmswell station**, around 7 km away, with further rail connections available at Thurston and Stowmarket.

Lavender Cottage presents an increasingly rare chance to acquire a detached home in a small, highly regarded village, with the added benefit of scope to modernise and enhance to suit individual tastes. Extending to approximately 1,542 sq.ft, the accommodation is well-proportioned and arranged over a single level, offering a flexible and practical layout. At its heart lies a generous kitchen/breakfast room, complemented by a well-sized sitting room enjoying a pleasant outlook, creating an ideal foundation for reconfiguration or improvement, if desired.

Lavender Cottage is ideally suited to buyers seeking a project with genuine potential, in a setting that is both peaceful and accessible, offering the opportunity to create a home tailored to individual requirements in a quintessential Suffolk location.

The property currently provides:

- Three bedrooms, all accessed from a central hall
- A bathroom and separate WC
- A useful store adjoining the kitchen

While the cottage would benefit from updating and modernisation throughout, it offers clear potential to become a superb long-term home, whether through subtle refurbishment or more comprehensive redesign.

Outside

The property enjoys a peaceful, tucked-away position, with surrounding countryside reinforcing its rural appeal. A detached garage and outbuilding provide excellent storage or workshop space, with further potential for alternative uses, subject to the necessary permissions.

The outside space offers an opportunity to create attractive gardens to complement the setting, making the most of the surrounding landscape.

SERVICES: Mains water, electric and private drainage. Oil fired central heating

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band C.

EPC RATING: E

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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GROUND FLOOR
1542 sq.ft. (143.2 sq.m.) approx.



