



HIGHFIELD HOUSE

Lavenham | Suffolk



Chapman Sticks





Chapman Stickels

A STRIKING DETACHED 5 BEDROOM VICTORIAN HOUSE SITUATED ON THE EDGE OF THE POPULAR VILLAGE OF LAVENHAM

- Reception Hall • Drawing Room • Dining Room • Kitchen / Living / Breakfast Room •
 - Utility Room • Dog / Boot Room • Loggia • Library / Office •
 - Two Downstairs Cloakrooms •
- Principle Bedroom Suite • Bedrooms Two, Three & Four (all ensuite) •
- Bedroom 5 (with wash hand basin) • Family Bathroom • Double Garage •
 - Workshop • Former Annexe • Gardens & Parking •

Bury St Edmunds - 13 miles / Long Melford - 5 miles / Sudbury - 8 miles





The Property

'Highfields', better known as Highfield House, is a substantial Victorian house set centrally within its plot on the edge of the acclaimed and historic village of Lavenham, and in the past has been a highly successful Bed and Breakfast.

It offers a fine example of Victorian architecture with beautifully proportioned rooms, elegant cornicing, sash windows and lofty ceilings. A large, welcoming entrance hall leads to the two main reception rooms. The drawing room offers an attractive electric fireplace with stone surround, high ceilings and large sash windows allowing plenty of natural light, with secondary glazing. To the other side of the hall, opposite the drawing room, a double length formal dining room offers a continuation of attractive features such as a gas fireplace with marble surround, detailed cornicing work and large sash windows. Further back, a small corridor leads to two WC's, a cloakroom and an office which lends itself perfectly to being a library.

To the rear of the house, lies a large open plan Aga kitchen and Living space with an impressive roof lantern allowing plenty of natural light. From this, a utility room housing the recently updated gas boiler and solar panel controls with storage batteries. To the other side, a useful dog/boot room and a 'Loggia' perfect for Al Fresco dining overlooking an attractive landscaped garden with a Mediterranean feel.

Upstairs

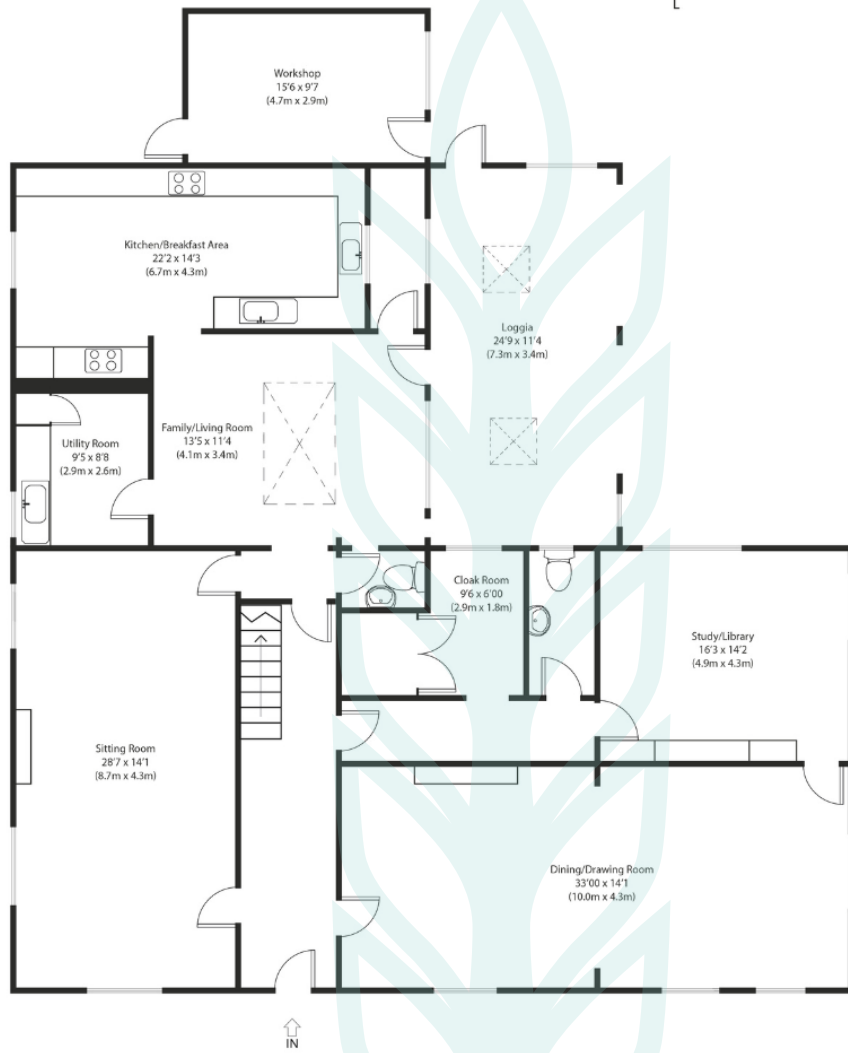
Five impressive double bedrooms, four of which offer En-suite and a family bathroom of generous proportion.

Former Annexe

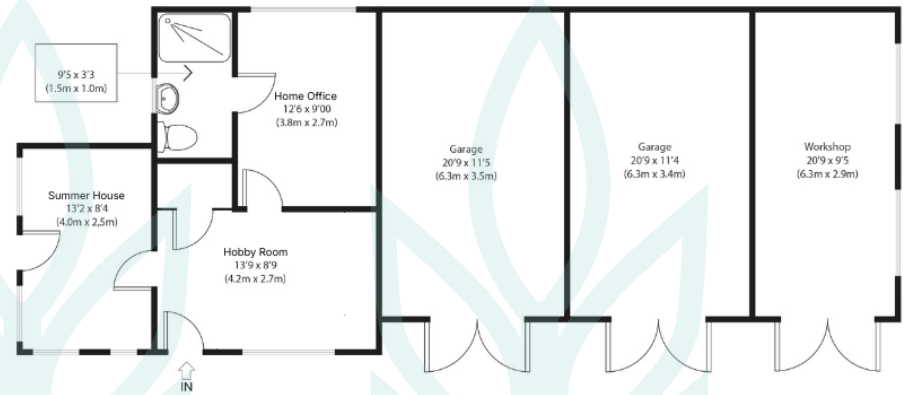
To the Northern side of the tranquil courtyard lies a useful outbuilding which once served as an annexe, which is currently serving as a home office and hobby room. With the correct permissions this could easily be re-instated, making it perfect for a guest or sub-division for multi-generational living.



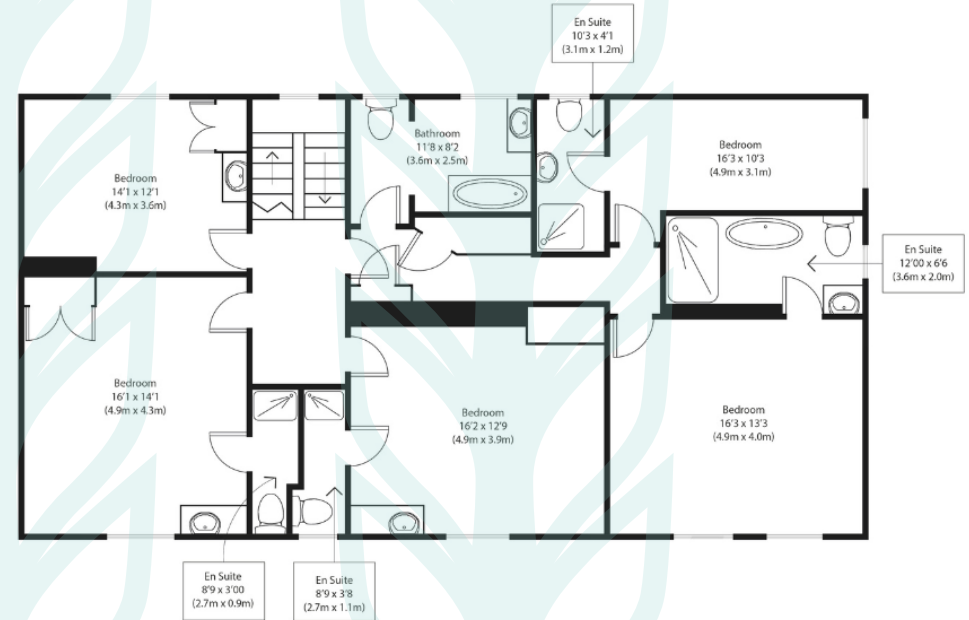




Ground Floor



Former Annexe



First Floor

Approximate Gross Internal Area
 Main House 4290 sq ft (399 sq m)
 Outbuilding 1090 sq ft (101 sq m)
 Total 5380 sq ft (500 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuations. copyright www.ajphoto.co.uk

Outside

Highfield House is set well back from the road behind wrought iron gates with a sweeping gravel drive providing parking for numerous cars, leading to the double garage and workshop. Predominantly landscaped gardens with a small lawned garden to the side accessed from the front terrace or through a workshop / logstore to the rear.

Services

Mains water, drainage and gas central heating. Solar panels on the roof of the outbuildings have been installed to give maximum energy efficiency.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council.
Band G (2026)



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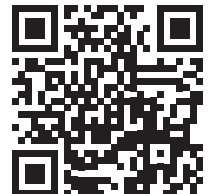
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