



## Delightful period house next to the village green

**Church Farm, Cavendish, Sudbury, CO10 8BP**

Freehold





3/4 bedrooms • 3 bath/shower rooms • Reception hall • 2 reception rooms • Kitchen/breakfast room, utility & cloakroom • Study/bedroom 4 • Mature private gardens & garage • About 0.5 acre

#### Local information

##### Distances

Clare 4.4 miles, Long Melford 4.8 miles, Sudbury 7 miles (London Liverpool Street from 81 minutes)

Church Farm is situated in the charming village of Cavendish, close to the picturesque green. Cavendish is a popular village situated on the River Stour in attractive undulating Suffolk countryside. The village offers a village store as well as a fine parish church, which neighbours Church Farm, and several pubs. More extensive shopping facilities are in the equally attractive villages of Clare and Long Melford. Sudbury has many shops, including a large Waitrose. The commuter can take advantage of the train service from Sudbury (via Marks Tey) or directly from Marks Tey.

#### About this property

Church Farm is a Grade II Listed village house, believed to date from the 16th century. The property is constructed from a timber frame with plastered elevations under a tiled roof. The house has well laid out accommodation over two floors benefitting from many period features including sash windows, exposed beams, open fireplace and terracotta tiles. The ground floor provides a spacious, light and airy reception hall which gives access to the drawing room which in turn benefits from an impressive fireplace with carved bressumer over and French doors out on to the terrace. The dining

room is at the opposite end of the hall and opens in to the study/bedroom 4 with en suite shower room. The kitchen/breakfast room & utility are at the rear of the house and they too open on to the terrace. The first floor provides three well proportioned double bedrooms with built in wardrobes, a bathroom and a shower room.

##### Outside

The property is approached over the carriage drive, with the garage on one side. The rear garden is mainly laid to lawn and planted with a variety of trees and plants providing a high degree of privacy and seclusion, whilst still maintaining views of the church. A wide terrace lies along the rear of the property, perfect for al fresco dining.

##### Services

Mains water, electricity, gas and drainage.

##### Directions

On entering the village turn left up Peacock Lane and Church Farm is just after the church on the left.

##### Tenure

Freehold

##### Local Authority

Babergh & Mid Suffolk District Council

##### Viewing

Strictly by appointment with Savills

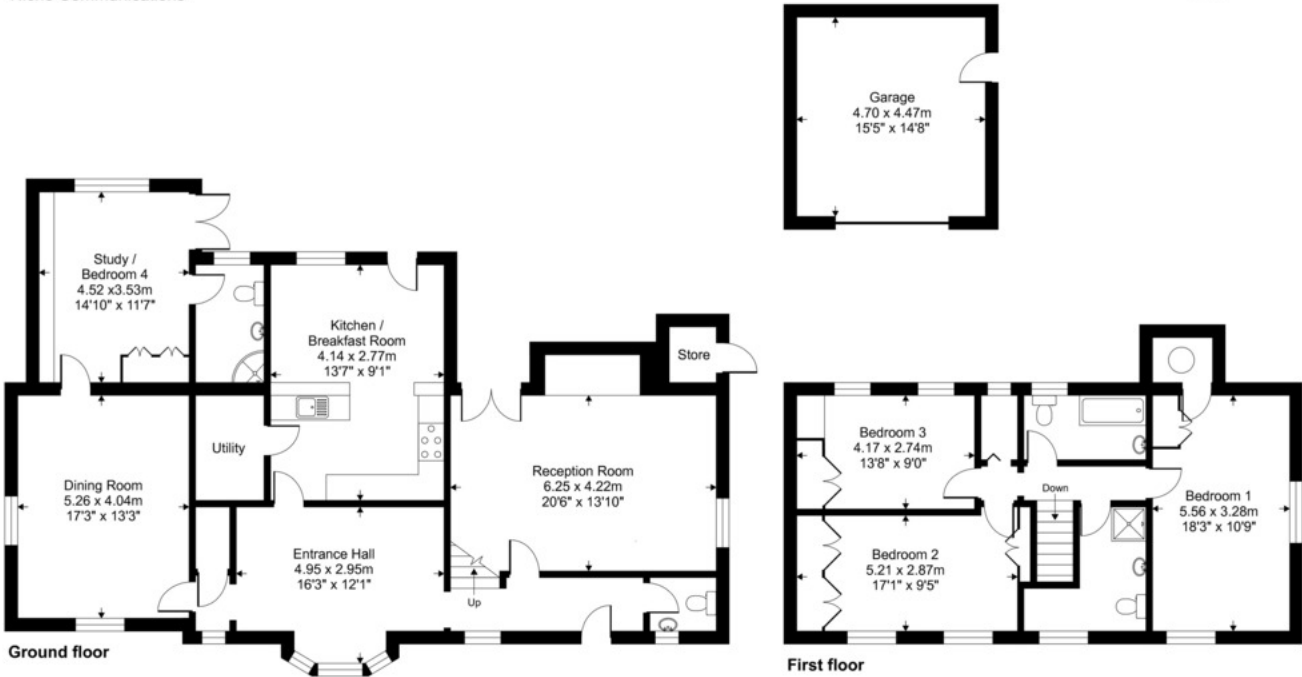






**Cavendish, Sudbury, CO10**

Gross internal floor area (approx):  
223.2 sq m / 2403 sq ft (Includes Garage)  
For Identification only - Not to scale  
Niche Communications



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