



Charming cottage in a superbly tucked away location

**The Cottage, 27 Church Street, Lavenham, Suffolk, CO10 9QT**

Freehold









3 bedrooms • bathroom • 2 reception rooms • garden room • kitchen & pantry • home office/garden studio • Mediterranean style garden • Off street parking for two cars

#### Local information

The Cottage is set well back off Church Street near the heart of Lavenham's Market Place.

Lavenham is known as "Suffolk's best preserved medieval village". At the centre is the magnificent Guildhall of Corpus Christi, a reminder of the town's wealth during the height of the wool trade. Nearby are buildings of similar beauty including the pretty Little Hall and the grandiose Church of St Peter and St Paul. This remarkable small town has a useful range of shops including a butcher, post office, pharmacy, bakery, traditional grocer's store and modern co-op and visitors dining in Lavenham are spoilt for choice. A wider range of services can be found in Sudbury, Bury St Edmunds, Ipswich or Colchester and the latter has direct services into London's Liverpool Street Station from approximately 50 minutes.

#### About this property

Grade II listed, The Cottage dates from C16-C17 and is of architectural and historical importance. The property was formerly two cottages and in recent years has undergone a sympathetic and thorough renovation. The property now provides light and airy accommodation, presented to a high standard throughout and is constructed from a timber frame and plastered under a tiled roof. The property offers a wealth of original features including fine exposed timbers and an inglenook fireplace with wood

burning stove in the sitting room.

The Aga kitchen has wooden base and wall mounted units, tiled splash backs and a walk in pantry. The excellent garden room is accessed off the kitchen and dining room and has delightful views over the stunning gardens. The dining room lies next to the kitchen. The first floor benefits from three double bedrooms and a large modern family bathroom.

#### Outside

The property has the advantages of being well set back from the road and with off-road parking at the front of the property beyond which lies a pretty front garden. The rear garden is a real feature of the property laid out as a Mediterranean garden in the style of 'Sorolla' with paved paths, box hedging, established beds & trees and a raised decked area behind the house, perfect for al fresco dining. At the rear of the garden lies the home office/studio and the 'secret garden' which provides a number of fruit trees.

#### Services

Mains gas, electricity, drainage and water.

#### Tenure

Freehold

#### Local Authority

Babergh District Council

#### Viewing

Strictly by appointment with Savills







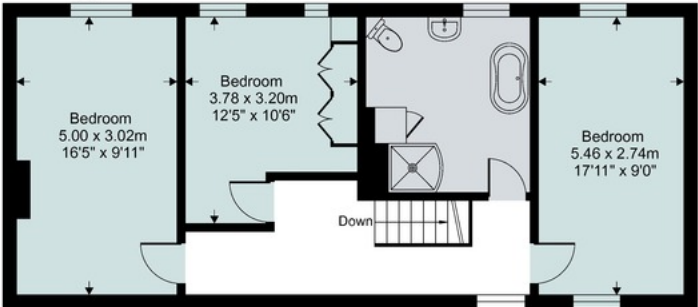




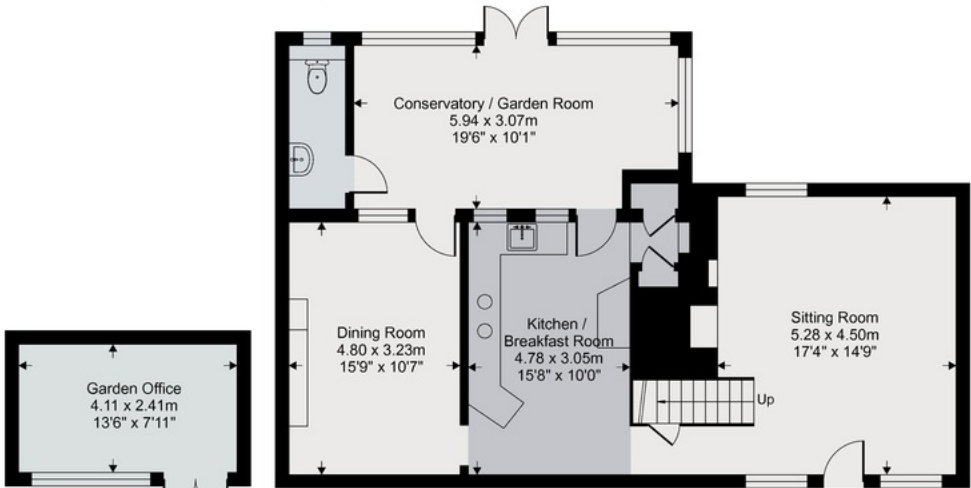


Church Street, Lavenham, Sudbury, CO10 9QT

Approximate Area = 1641 sq ft / 152 sq m  
Outbuilding = 107 sq ft / 10 sq m  
Total = 1748 sq ft / 162 sq m  
For identification only - Not to scale



First floor



Outbuilding

Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Savills (UK) Limited. REF: 636108

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