



MEADOW COTTAGE

2 Mill Hill, Lavenham, Suffolk

Carter Jonas

MEADOW COTTAGE, 2 MILL HILL, LAVENHAM, SUDBURY, SUFFOLK, CO10 9QG

Village centre - 0.5 miles
Sudbury - 6 miles
Long Melford - 5 miles
Bury St Edmunds - 10 miles

Victorian single storey conversion • Attractive brick & flint with part rendered elevations • Quiet tucked away position • Entrance hall • Open plan living room/kitchen • Three bedrooms (one ensuite) • Scope for further extension • Off road parking • Gas central heating • Attractive mature south facing garden.

DESCRIPTION

Estimated to date back to the 19th Century and of attractive brick & flint construction with part rendered elevations under a pitched and slate roofline, Meadow Cottage was originally built as part of 'The Windmill' which formally stood proudly at the top of the hill on the periphery of the village. In recent years, Meadow Cottage together with the adjacent buildings have been converted for residential occupation. Benefiting from gas fired central heating together with sealed unit UPVC double glazing, the property offers: Entrance hall, open plan living room/kitchen, three bedrooms (one with ensuite) and bathroom. There is off road parking for two cars and to the rear is a south facing enclosed garden.

19TH CENTURY SINGLE STOREY FORMER CART SHED RECENTLY CONVERTED AND EXTENDED TO PROVIDE A SEMI-DETACHED BUNGALOW IN A PLEASANT 'TUCKED AWAY' POSITION WITH ATTRACTIVE GARDEN TO REAR



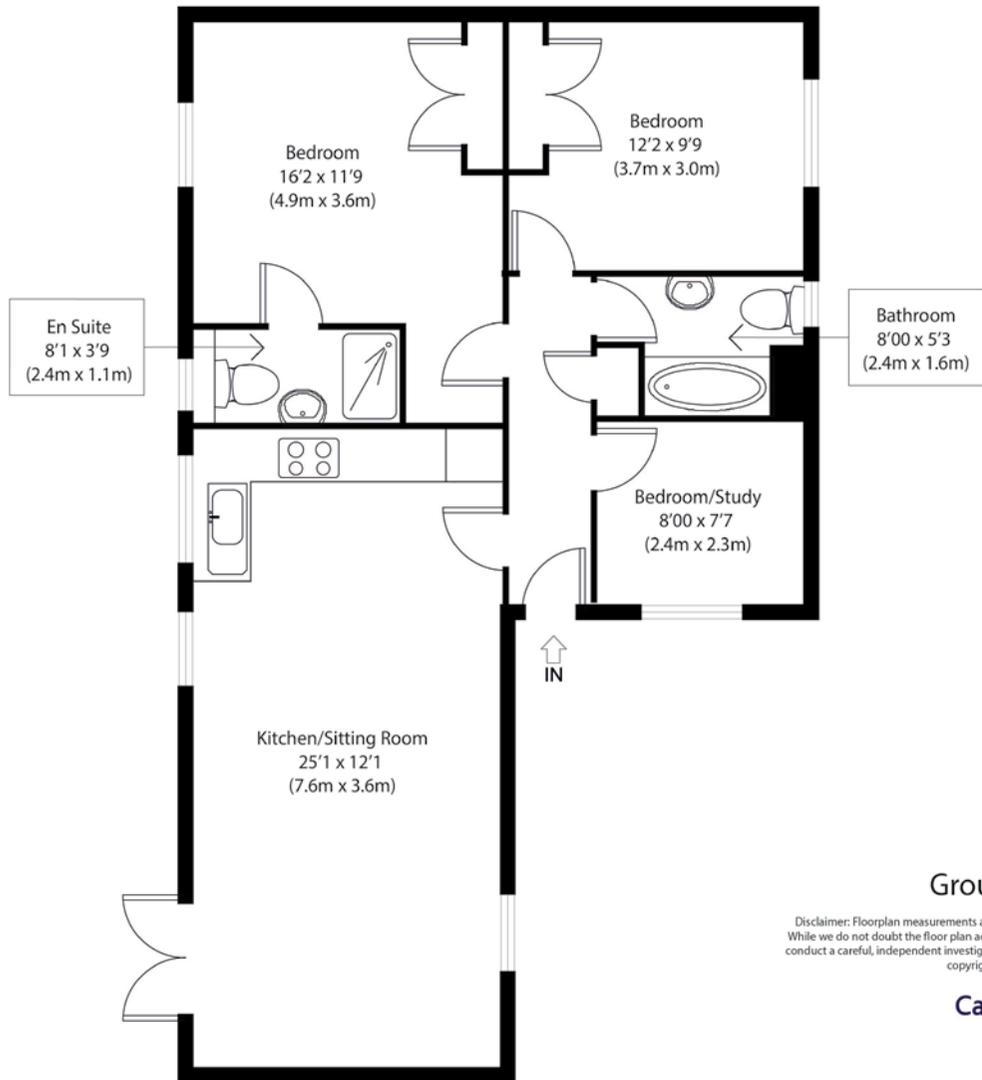
LOCATION

Approached over a shared access gravel driveway, Meadow Cottage stands pleasantly back from the road on the edge of the village. Once described as the wealthiest town in England and unquestionably the best-preserved medieval village in the country Lavenham was a prosperous wool town in the Middle Ages, the wealth of which is reflected in the high status of the fine timber framed architecture. Set within undulating Suffolk countryside and presided over by one of England's finest parish churches, Lavenham has a thriving community enjoying local amenities including village stores, bakery, chemist, two supermarkets, doctors surgery, primary school, a number of tea rooms and craft shops, together with several historic village inns. The nearby market town of Sudbury offers a further range of schooling, shopping, recreational and cultural facilities together with a rail link via Marks Tey to London's Liverpool Street station.

ADDITIONAL INFORMATION

- Tenure:** Freehold.
Services: Mains water, electricity, drainage and gas connected. Gas fired central heating to radiators.
Local Authority: Babergh.
Council Tax: Band C
Viewing: By appointment with Carter Jonas.
Tel: 01787 882881
What3Words: ///lawyer.allow.kitchen





Ground Floor

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 valuation. copyright www.ojphoto.co.uk

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