



Mill Hill | Lavenham, Suffolk, CO10 9QG



Features

- Three Bedrooms
- Open Plan Living
- Off Road Parking
- South Facing Garden
- Ensuite & Family Bathroom
- Historic Village Location
- Co-Ops, Bakery & Butchers

A charming bungalow offering an open-plan living/kitchen area, three bedrooms (one ensuite), and a bathroom. The property includes off-road parking for two cars and a south-facing garden. Located in the historic village of Lavenham, known for its medieval architecture and community amenities. NO ONWARD CHAIN.



THE PROPERTY

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.

Approached over a shared access gravel driveway, Meadow Cottage stands pleasantly back from the road on the edge of the village.

THE LOCATION

This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.



Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's



vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry Potter House' adds a touch of magic to the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.

AGENTS NOTE

Council & Council Tax Band – Band C - Babergh District Council

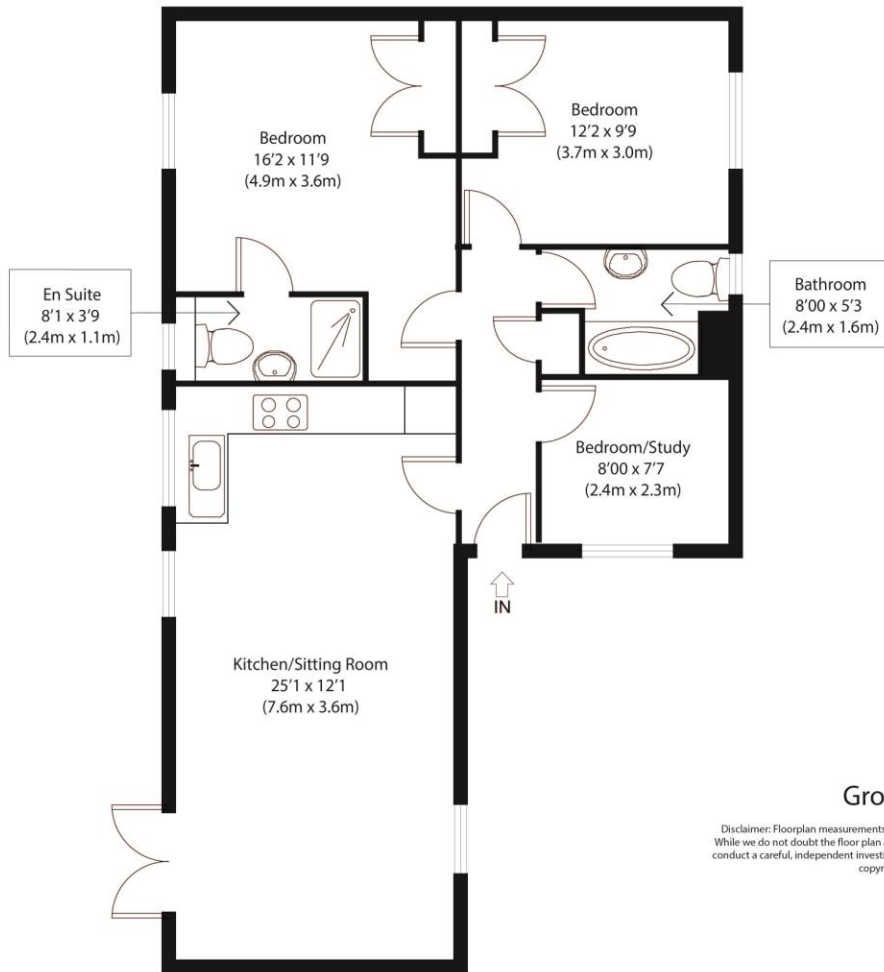
Tenure – Freehold

Property Construction – Brick & Flint construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Broadband - Superfast broadband with download speeds of up to 43Mbps and upload speeds of up to 8Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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