

**£525,000**

**High Street, Cavendish CO10 8AX**





## THE LOCATION

Cavendish, set in the scenic Suffolk countryside, offers a classic English village lifestyle with a warm, close-knit community. The village features a shop, traditional pub, and local primary school, blending rural charm with everyday convenience.

Just a short drive away, the historic town of Clare adds further appeal with its 13th-century priory, medieval castle, country park, and a range of amenities including independent shops, restaurants, schools, a co-op, and medical services.

Well-connected by road, Cavendish provides easy access to Sudbury, Bury St. Edmunds, and Colchester. Families benefit from quality local education and access to secondary schools nearby. The surrounding area is ideal for outdoor enthusiasts, offering scenic walks, cycling, river activities, golf, and equestrian facilities.

Cavendish is perfect for those seeking peaceful village life without sacrificing accessibility or community spirit.

## THE PROPERTY

This beautifully presented home sits in a quiet setting and offers stylish, modern living. The ground floor boasts an open-plan kitchen, dining, and living space that flows into a bright garden room, with French doors leading to an enclosed, low-maintenance garden. A utility room adds extra functionality.

Upstairs are four well-sized bedrooms, including a master with ensuite, plus a family bathroom featuring both a bath and walk-in shower.

Outside, the home provides ample driveway parking and a unique drive-through garage with access to a second outbuilding—ideal as a garage, workshop, or home office. Enclosed by charming brick walls, the rear garden offers a private and relaxing outdoor space.

A perfect home combining comfort, style, and versatility.



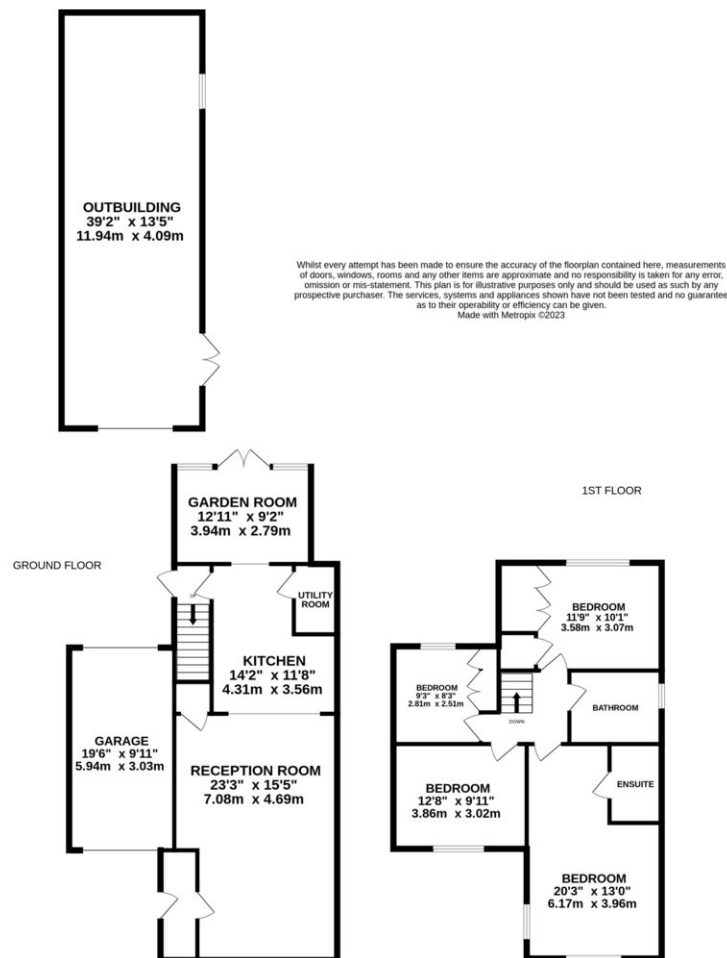












## AGENTS NOTE

Council & Council Tax Band – Band B - West Suffolk Council

Tenure – Freehold

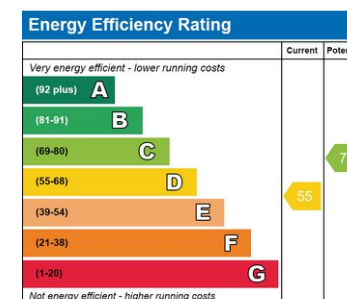
Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 56 Mbps and upload speeds of up to 12 Mbps (Ofcom data)

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

Rights & Restrictions - The property is located within a conservation area.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS