



**Guide Price £300,000**

High Street, Lavenham



## THE PROPERTY

A well-presented two-bedroom cottage in the highly sought-after village of Lavenham.

The front door opens into a charming sitting room, a bright and comfortable space with a fireplace forming an attractive focal point. An inner hallway provides access to the ground floor accommodation and stairs to the first floor.

The ground floor bathroom is fitted with a bath, wash hand basin and WC, along with useful storage. To the rear, the kitchen/breakfast room offers a practical layout with ample worktop space and cupboards, an inset sink, and integrated hob, extractor and oven. There is space for dining, and sliding doors open directly onto the rear garden, allowing plenty of natural light.

Upstairs, the landing leads to two well-proportioned bedrooms, both offering comfortable accommodation and space for furnishings.

Externally, the rear garden is designed for low maintenance, creating a pleasant space for seating and entertaining. An outbuilding provides additional storage and benefits from a separate WC.

## THE LOCATION

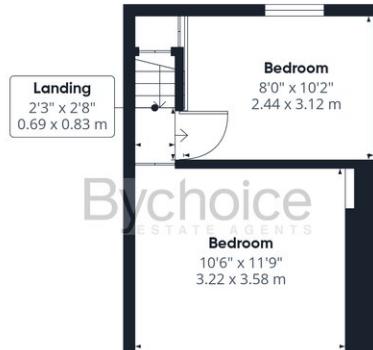
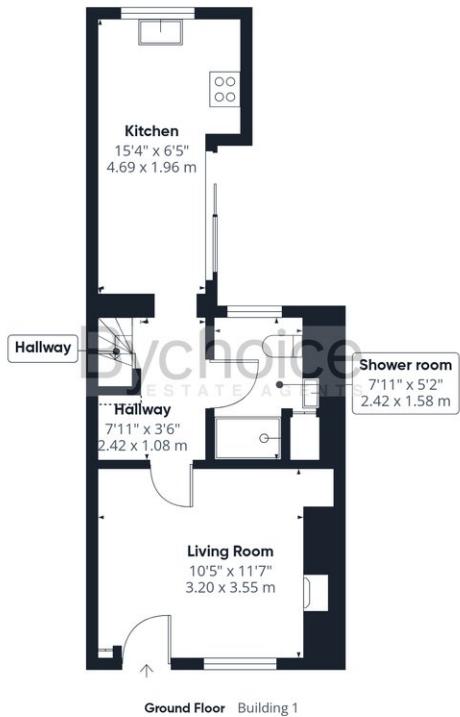
Located in the heart of Lavenham, one of Suffolk's most picturesque and historic villages, the property enjoys a setting renowned for its medieval timber-framed buildings and rich heritage. The impressive Guildhall stands as a reminder of the village's prosperous wool trade past, while charming streets and character properties create a truly unique atmosphere.

Lavenham offers a range of amenities including pubs, restaurants, tea rooms, independent shops and the well-known Swan Hotel. The village also benefits from a primary school, doctor's surgery and regular farmers' market. Scenic countryside walks, including the railway walk to Long Melford, are close by, making this an ideal setting for those seeking character, community and lifestyle.









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Approximate total area<sup>(1)</sup>

577 ft<sup>2</sup>  
53.6 m<sup>2</sup>

Reduced headroom

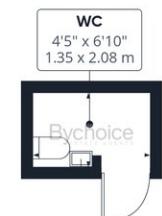
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Ground Floor Building 2**

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

Tenure – Freehold

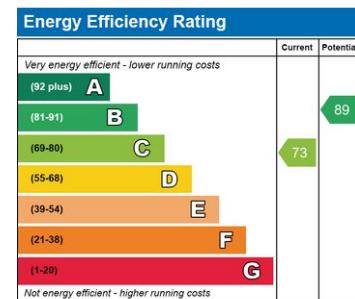
Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Rights and Restrictions – Grade II Listed



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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.

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