



Orchard House
Cavendish, Suffolk

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Orchard House, The Maltings, High Street, Cavendish, Sudbury, Suffolk CO10 8AZ

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

Tucked away at the foot of The Maltings, completely hidden from view yet located a stones throw from the centre of the village is an individual, 1970s four bedroom detached property enjoying a commanding aspect towards the church of St Mary. Set within a total plot size of approximately 0.25 acres, this rarely available market opportunity offers accommodation principally via a single storey and arranged across three reception rooms. Whilst fair to suggest the property would benefit from modernisation/updating, it nonetheless offers one of the finest positions within the village with four bedrooms arranged across the ground and first floor, a double garage, ample private parking and walled, west-facing rear gardens with an aspect directly over the parish church.

A four-bedroom detached property enjoying a private, secluded location in the heart of Cavendish. Further benefits include a double garage and west-facing gardens with church views. In all about 0.25 acres.

Timber door with glass pane surround opening to:

ENTRANCE HALL: With stripped wood effect flooring, casement window range to side and door to:

SITTING ROOM: The principal reception space arranged via a central fireplace with stone surround and mantle over, recessed fitted base units and detailed cornicing with picture rail. A raised central ceiling feature has been finished with further detailed cornicing with light fitting, parquet flooring and panel glazed sliding patio doors affording an aspect across the west facing gardens with views towards the parish church. Door to:

DINING ROOM: With parquet flooring throughout and enjoying a westerly aspect with glass panelled screens affording an unspoilt aspect across the walled gardens. Casement window range to front and door to:

KITCHEN: Fitted with an extensive range of wooden base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with Grohe mixer tap above, window range to side and fitted appliances including an oven with grill above, four ring hob with extraction above and dishwasher. Space for fridge freezer, tiled flooring throughout and door to:

UTILITY ROOM: Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with hot and cold tap over, space and plumbing for washing machine/dryer and half height panel glazed door to outside.

CLOAKROOM: Fitted with ceramic WC and wash hand basin.

INNER HALL: Connecting all ground floor bedrooms with hatch to loft and door to:

BEDROOM 1: With picture windows affording views across the gardens, further casement window range and fitted wardrobe unit. Stripped wood effect flooring.

BEDROOM 2: With casement window range providing views across the gardens and full height fitted wardrobe units.

SHOWER ROOM: Partly tiled and fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower with shower attachment. Wall mounted heated towel radiator and timber framed casement window to side.

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FAMILY BATHROOM: Principally tiled and fitted with Roca ceramic WC, pedestal wash hand basin and corner bath with shower over. Timber framed casement window range to side.

BEDROOM 3: Positioned behind a further door accessed via the rear hall with skylight and door to:

REAR LOBBY: With window range and half height panel glazed door to outside and wood effect flooring.

WORKSHOP: A versatile room currently being utilised as a workshop with panel glazed door to:

GARDEN ROOM: Of timber framed construction and affording a dual aspect with a glazed surround on two sides and full height panel glazed door to side terrace.

First Floor

BEDROOM 4: The only room set at first floor with window to side.

Outside

The property is situated at the foot of The Maltings, approached via a substantial parking area with a shingle area to the front of the property providing space for two vehicles. Bordered by a range of raised flower beds with a screened oil tank and direct access to the:

DOUBLE GARAGE: 16' 3" x 14' 1" (4.97m x 4.31m) With two up and over doors to front, light and power connected and partition to rear workshop store.

Gated access from the parking area opens to the gardens. Enveloping the property with an east facing aspect providing an ideal breakfast terrace with 12-foot boundary wall, established trees, border planting and expanse of lawn.

The principal garden area enjoys a westerly aspect with a substantial terrace ideally placed for entertaining for the west facing sun. The mature gardens continue beyond the terrace with strategically placed fledgling trees, terracing, border planting and a gate inter-sectioning a brick wall to rear opening to a private area of shrubs abutting a stream with the parish church beyond. Set within the gardens is a timber framed external store and rear access is also provided from the garage.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///drum.labels.noun

LOCAL AUTHORITY: West Suffolk, **BAND:** E

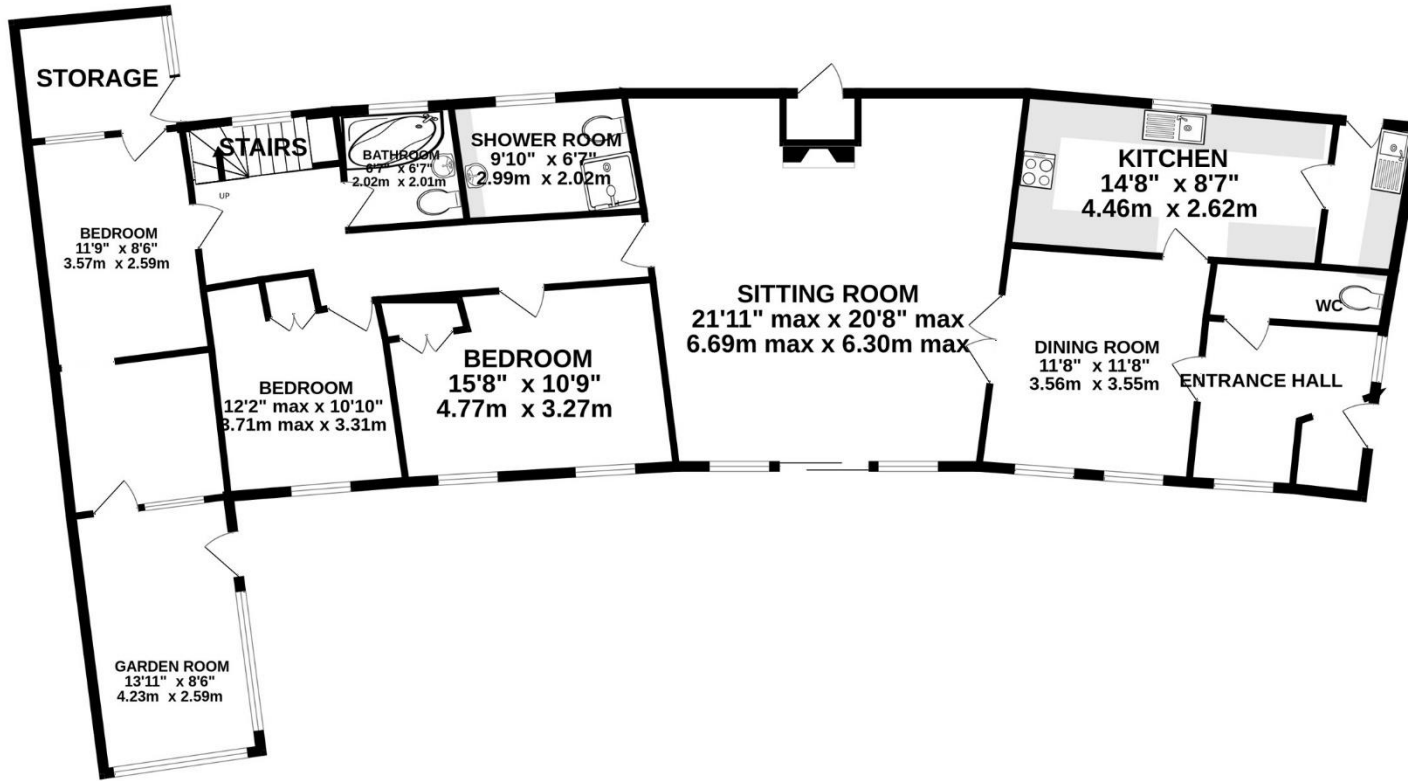
BROADBAND: Up to 38 Mbps (Source Ofcom). **MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR
1716 sq.ft. (159.5 sq.m.) approx.

1ST FLOOR
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.0 sq.m.) approx.

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