



DAVID  
BURR

**Windsor Green Farmhouse, Windsor Green  
Cockfield, Suffolk**



# WINDSOR GREEN FARMHOUSE, WINDSOR GREEN, COCKFIELD, SUFFOLK, IP30 0LY

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. The village won 'Village of the year 2024' and there is a Pub, Church, primary school and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station. A bus route runs from Sudbury via Lavenham to Bury.

A beautiful detached Suffolk farmhouse displaying many stunning period features including exposed timbers, mullion windows and inglenook fireplaces yet, which fortuitously, is not listed. The property contains versatile accommodation which includes three reception rooms, a contemporary kitchen/dining/living room and a ground floor bedroom with shower room adjacent. Upstairs are three further bedrooms (master with en-suite) and a family bathroom. The property sits within beautifully kept grounds which include extensive parking which leads onto both a garage and a carport, the latter with a flexible garden room/study/studio adjacent. Sweeping expanses of lawn contain a number of mature trees as well as a wildlife pond and kitchen garden. **In all about 1 acre (sts).**

## A four-bedroom unlisted detached farmhouse of considerable character with beautiful gardens and a number of useful outbuildings.

**ENTRANCE HALL:** With exposed timbers, pamment tiled flooring, useful storage cupboard, space for coats and shoes and doors leading to:-

**SITTING ROOM:** 16'10" x 12'8" (5.13m x 3.86m) A charming room overlooking the garden and finished with a brick floor running throughout, mullion windows, exposed beams, splendid inglenook fireplace complete with oak bressumer and multi-fuel stove inset.

**DINING ROOM:** 16'4" x 11'8" (4.97m x 3.55m) Particularly well placed at the heart of the house and overlooking the garden with exposed floorboards, light oak beams and an inglenook fireplace with oak bressumer and inset Jetmaster fireplace on a herringbone brick hearth. Door leading to staircase rising to first floor.

**FAMILY ROOM:** 16'3" x 10' (4.95m x 3.04m) A flexible reception room offering a variety of potential uses including as an additional bedroom but currently utilised as a study/living room. Plenty of character with a mullion window, exposed timbers and parquet brick flooring.

**KITCHEN/BREAKFAST/LIVING ROOM:** 36'6" x 10'4" (11.12m x 3.14m) A simply stunning room divided into distinct areas with an attractive

tiled floor running throughout and a 9ft high ceiling. The breakfast/living area has been finished with 2 walls of bi-folding glass handmade oak doors and in turn opens on to terracing designed with entertaining/dining al fresco in mind and further benefits from underfloor heating in part. The kitchen area has a further set of double doors opening on to a gravel terrace and has been finished with an extensive range of attractive matching modern units and Quartz worktops that include a breakfast bar with deep pan drawers and an integrated Neff combination/microwave oven. Space for large range cooker with fitted extractor hood over. Space/point for American style fridge/freezer. Central island with a sink, wine cooler, wine racks and extra storage. Contemporary multifuel burning stove adjacent to the sitting area and a row of four skylights allowing for plenty of natural light. Timber and glass double doors opening onto a pebbled terrace and a door leading to:-

**UTILITY/BOOT ROOM:** 11' x 9'4" (3.35m x 2.84m) Forming a natural continuation of the kitchen with matching units, floor tiles and Quartz worktops with inset sink and mixer tap over. Integrated dishwasher, washing machine and tumble dryer. Stable door to a paved area and access back to garden.

**Inner Hall:** With recessed shelving and doors leading to:-

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**BEDROOM: 12'10" x 10'3"** (3.91m x 3.12m) An attractive double bedroom with vaulted ceiling, built-in fitted wardrobes and a wonderful outlook over fields behind.

**SHOWER ROOM:** Finished to a high standard with subway tiled walls, corner shower with glass sliding doors, WC, vanity suite wash hand basin and a contemporary chrome heated towel rail.

## First Floor

**LANDING:** An impressive floor to ceiling red brick chimney, shelved linen cupboard with storage over and door to:-

**BEDROOM 1: 12'1" x 12'** (3.68m x 3.65m) With a high ceiling, views over the garden and storage set within a fireplace complete with oak bressumer.

**Walk-in Wardrobe:** With fitted hanging rail and further storage beyond.

**Ensuite:** Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

**BEDROOM 2: 13'4" x 11'10"** (4.06m x 3.6m) With lovely far reaching field views. Built-in wardrobe, dressing table and storage cupboard.

**BEDROOM 3: 9'10" x 9'3"** (2.99m x 2.81m) With a skylight and window with a lovely view over the gardens and a useful built-in wardrobe.

**FAMILY BATHROOM:** Containing a double ended bath with mixer tap and shower attachment over with rainfall style showerhead, WC and vanity suite with storage below.

## Outside

Double gates open to a long sweeping tree lined gravel drive that provides ample **OFF-ROAD PARKING** and in turn leads to a:-

**GARAGE/WORKSHOP: 27'10" x 10'6"** (8.43m x 3.20m) With light and power connected and personnel door to side. There is a large covered **LOG STORE** to the side of the garage.

The driveway continues onto a newly constructed **OUTBUILDING** which is comprised of two parts:-

**CARPORT: 15'6" x 9'7"** (4.73m x 2.93m) Providing sheltered parking with power and light and storage space above.

**GARDEN ROOM/STUDY: 17'10" > 15'2" x 14'10"** (5.43m > 4.62m x 4.52m) A versatile area offering the potential to be utilised as a study ideal for working from home and with an attractive view across the gardens and towards the house itself. The room could equally function as a home gymnasium, hobbies room or studio. Loft hatch with drop down ladder leading to extensive storage space and door leading to:-

**SHOWER ROOM: 8'2" x 2'6"** (2.48m x 0.77m) Containing a shower with a folding glass door, WC, wash hand basin with storage below and a heated towel rail.

The gardens are unquestionably one of the property's finest features and include open expanses of lawn interspersed with a number of mature trees including a particularly fine eucalyptus and a variety of fruit trees including apple and pear. Adjacent to the property is an attractive wildlife pond with an array of waterborne flowers and reeds with a decked walkway leading across. Adjacent to the kitchen/breakfast/living room is a stone paved terrace with a timber pergola covered with both a mature wisteria and vine. Adjacent to the terrace is a fenced enclosed garden area ideal for those with pets with an expanse of lawn and boundary with maturing laurel hedging. A separate kitchen garden contains a number of raised beds enclosed with oak sleepers, a greenhouse and timber pergola. To the rear of the property is a sunny terrace with neatly kept box hedging which enclose a number of mature trees including bay and olive. There is a beautiful outlook over the farmland to the rear and access to a:-

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**UTILITY/STORE: 11'3" x 5'1"** (3.44m x 1.80m) With space and plumbing for a washing machine and tumble dryer and space for an American fridge/freezer.

**SERVICES:** Main water and electricity are connected. Private drainage by Klargestar. Air source heat pump to radiators. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is thought to date back to approximately 1600 yet fortuitously is not listed.

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** poppy.held.envoy

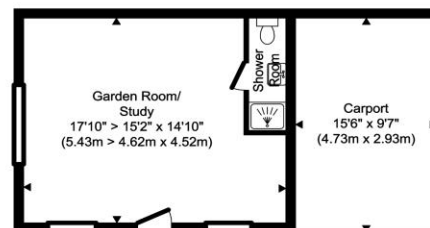
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

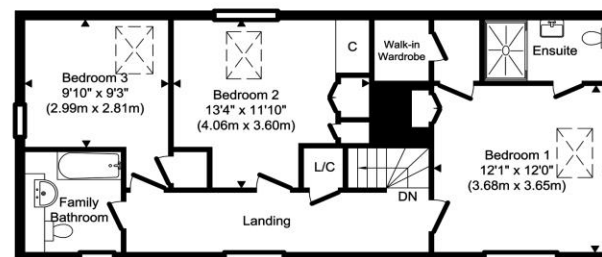
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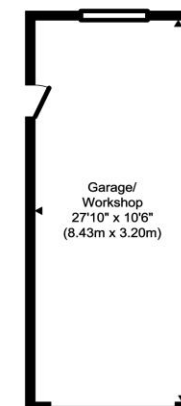
**Ground Floor**  
Approximate Floor Area  
1496.72 sq. ft.  
(139.05 sq. m)



**Outbuilding**  
Approximate Floor Area  
422.69 sq. ft.  
(39.27 sq. m)



**First Floor**  
Approximate Floor Area  
649.70 sq. ft.  
(60.36 sq. m)



**Garage/Workshop**  
Approximate Floor Area  
292.02 sq. ft.  
(27.13 sq. m)

TOTAL APPROX. FLOOR AREA 2861.15 SQ.FT. (265.81 SQ.M.)  
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