



April Cottage, Spout Lane, Little Cornard, Sudbury, CO10 0NX

Guide Price £650,000

***GUIDE PRICE £650,000 - £700,000 ***Welcome to April Cottage, a charming and meticulously renovated chalet-style property nestled in the tranquil village of Little Cornard, South Suffolk.

This detached residence spans 2,200 square feet and offers a perfect blend of space, comfort, and elegance. Situated discreetly to the rear of its plot, April Cottage boasts a picturesque, elevated setting, providing a serene and private retreat.



OVERVIEW

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STEP INSIDE

Upon entering you are greeted by an inviting Entrance Hall featuring stripped wood effect flooring and ample space for cloaks storage.

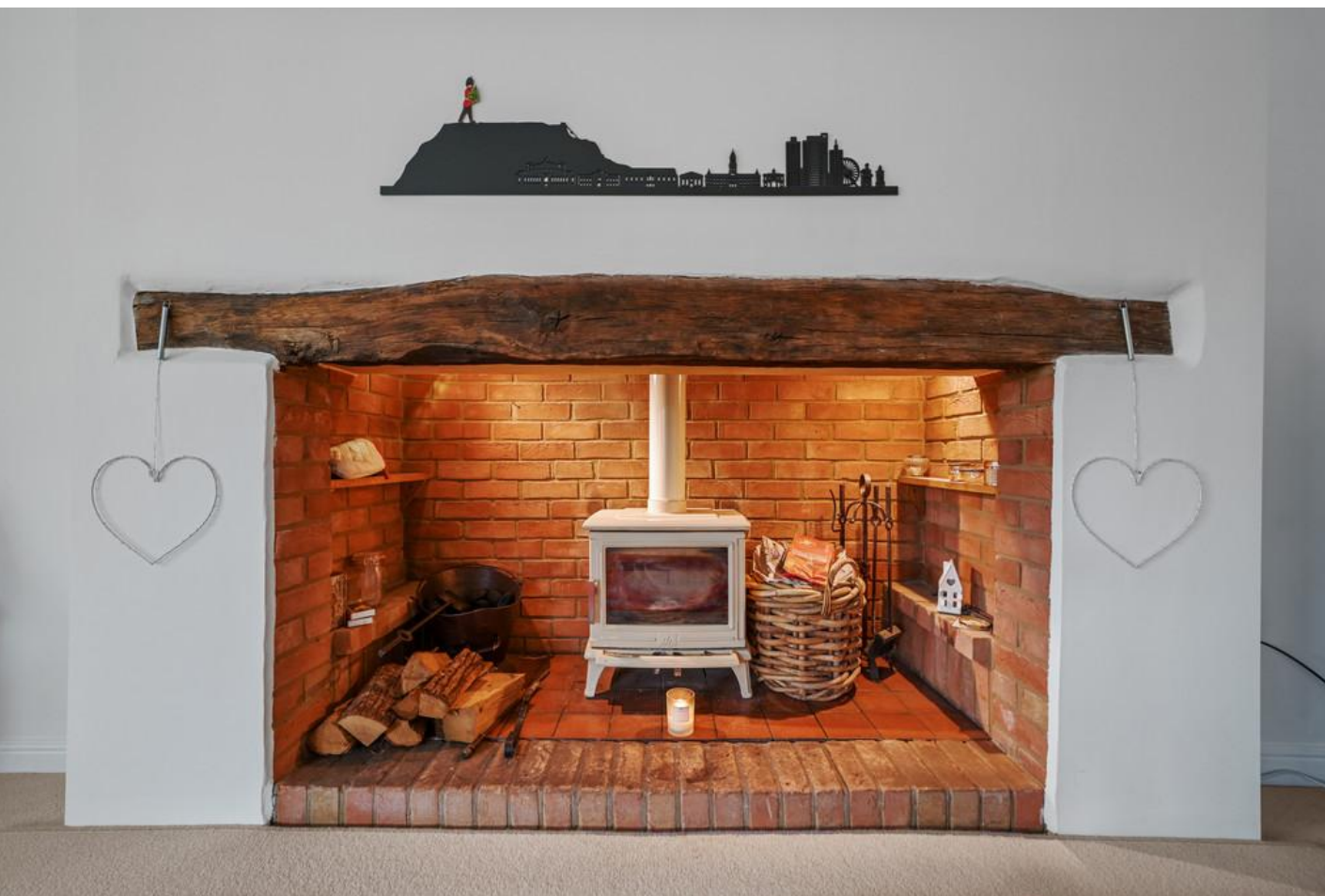
The ground floor is designed for effortless living, with a focus on entertaining spaces.

The Dining Room, characterized by a vaulted ceiling and flooded with natural light from multiple windows and Velux skylights, offers an exceptional setting for gatherings. Adjacent is the Sitting Room, a cozy retreat with a central brick fireplace housing a multi-fuel burning stove.

The heart of the home is the modern Kitchen, adorned with quartz countertops, soft-close base units, and a suite of high-end appliances, including a Rangemaster oven. A Utility Room provides additional convenience with its ample storage and laundry facilities.

The ground floor also features two en-suite bedrooms, both





elegantly appointed with fitted wardrobes and luxurious fixtures. Upstairs, the Galleried Landing leads to the spacious Master Bedroom, complete with an en-suite bathroom and a dedicated Dressing Room.

OUTSIDE

The outside of April Cottage is as captivating as its interior, set in a beautifully landscaped plot that offers both privacy and picturesque views.

A long, shingle driveway of approximately 180 feet leads you to the property, opening up to a spacious area that provides ample off-street parking for approximately 7/8 cars and access to the detached double garage with electric roller doors.

The south-facing rear garden is a true highlight, featuring a delightful, decked terrace perfect for outdoor dining and relaxation.


The central expanse of lawn is bordered by mature rose beds and hedgerows, creating a serene and enchanting outdoor space. Additionally, the property includes a versatile detached studio, ideal for use as a home office, art studio, or guest accommodation. The carefully maintained gardens and thoughtfully designed outdoor spaces make April Cottage a perfect retreat for enjoying the tranquility and beauty of the Suffolk countryside.

April Cottage epitomizes refined countryside living, combining modern luxury with timeless charm, all within the idyllic surroundings of Little Cornard.



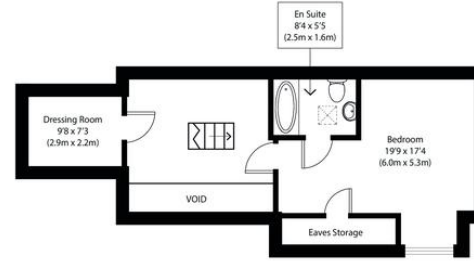




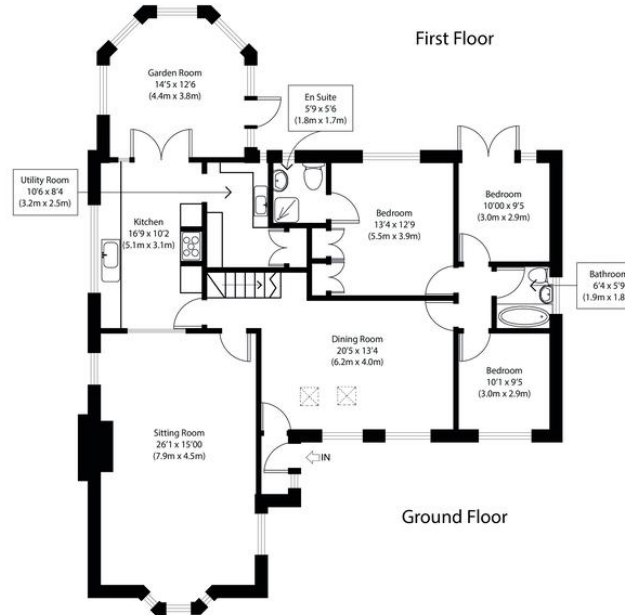
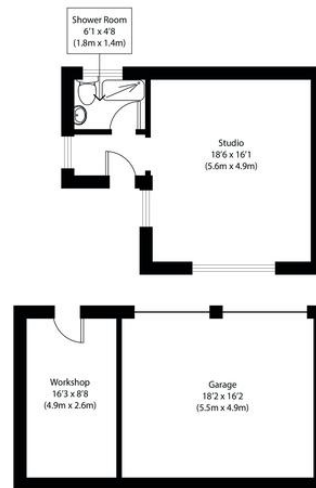

 Approximate Gross Internal Area
 Main House 2115 sq ft (196 sq m)
 Outbuildings 780 sq ft (72 sq m)
 Total 2895 sq ft (269 sq m)

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.epphoto.co.uk

FINE & COUNTRY



First Floor



Ground Floor

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements