



Windsor Green
Cockfield | Bury St. Edmunds

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Seller's Insight

// We decided to build this property as Windsor Green is such a lovely location and we ourselves love living here. Whilst it is situated in a quiet part of the countryside you are close to amenities and major road routes. Our favourite room is the kitchen/diner as the light floods in through the bi-fold doors and has views out into the private garden. The house has a traditional cottage appearance and a modern interior. We know the new owners will appreciate seeing the amazing wildlife that surrounds us, which includes deer, rabbits and owls. We have not given the property a name as we thought it would be something the buyer would love to do.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step Inside

This detached cottage style house has been built to an extremely high standard and occupies a lovely position in the countryside. The property offers modern, versatile accommodation to suit any potential buyer. Features include a large open plan kitchen, dining and family room with bi-fold doors into the garden, a large sitting room also with bi-fold doors, and a study which could serve as a fifth bedroom if required. There are four generous first floor bedrooms of which two have en-suites. There is also a good size family bathroom with bath and shower over on this floor. The property has Air Source Pump heating which delivers underfloor heating to the ground floor and via radiators on the first floor.





Step Outside

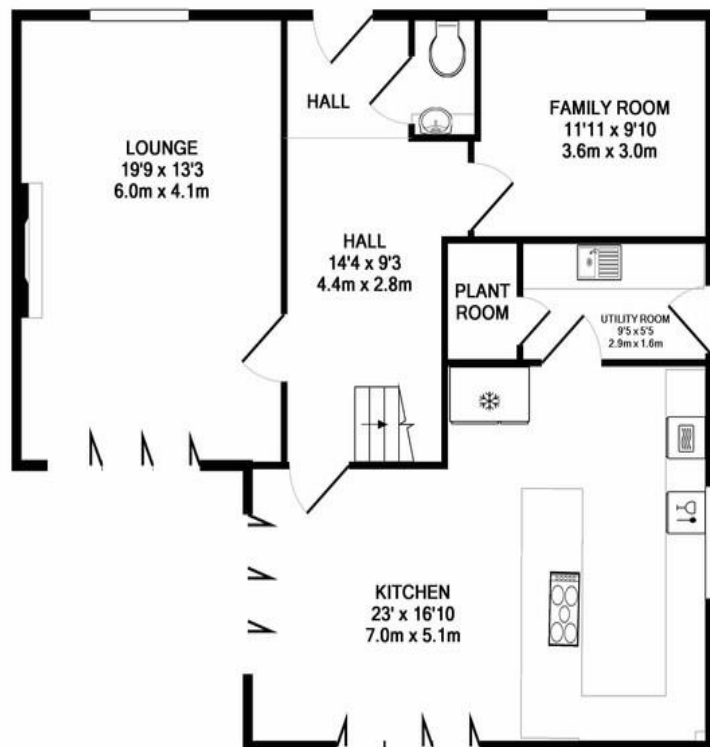
The view from the rear garden is lovely and attracts the local wildlife. As it is not overlooked it is very private and secluded. There is a patio area and a path round to the front of the property where one will find a single garage with attached cart lodge. The driveway is resin bonded which has an attractive finish and is easy to maintain.



Location

Windsor Green is a hamlet in the civil parish of Cockfield, in the Babergh District of the county of Suffolk, England. It is about four miles away from the large village of Lavenham and about eleven miles away from the large town of Bury St. Edmunds. For transport there is the A1141 road and the A134 road nearby.



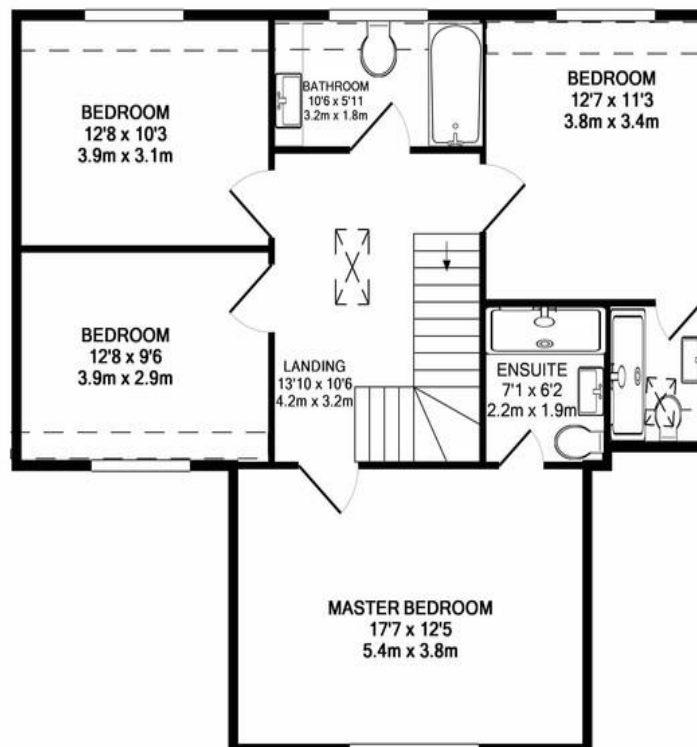


GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1856 SQ.FT. (172.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

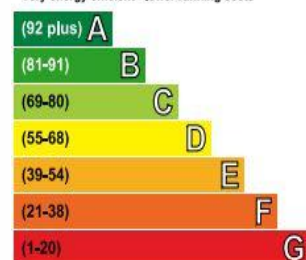
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1ST FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.0 SQ.M.)

Energy Efficiency Rating

Very energy efficient • lower running costs



Current	Potential
88	95



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Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

