



## **BIRCH TREES, SUDBURY RD, LAVENHAM, SUFFOLK, CO10 9SB.**

- Long Melford 5 miles
- Sudbury 7 miles
- Bury St Edmunds 12 miles

Entrance Hall • Sitting room • Kitchen/breakfast room  
Dining/living room • Utility • Downstairs bedroom  
3 further double bedrooms (1 ensuite) • 1 large single  
bedroom • Family bathroom • Stunning gardens  
around 0.75 of an acre • Garaging • Parking for several  
cars • Central village location.

### **DESCRIPTION**

Constructed in the 1900's, Birch Trees offers a real contrast to the usual property and architecture in Lavenham. The property provides a wealth of accommodation throughout which in brief comprises a spacious entrance hall, with front to rear views, a snug room, rear entrance and utility. The newly modernised kitchen/breakfast room boasts counter height double ovens, ample storage, pantry and French Doors to the alfresco dining terrace. Beyond this is the main entertaining space with a 30 ft dining/sitting space, with further bi-folding doors to the terrace and gardens. Beneficially there is a ground floor bedroom suite. Upstairs offers a large vaulted principal suite, with dressing space and ensuite bathroom. Two double bedrooms and one single bedroom, served by a good sized family bathroom.

### **OUTSIDE**

To the front offers ample parking for 6/7 cars as well as garaging, a rare feature in the heart of Lavenham. The welcome surprises continue to the rear of the property, with an expanse of gardens which totals 0.75 of an acre, mainly laid to lawn, with established flower borders and hedging, with an alfresco dining terrace bridging the gap from the outside to in.

**A SUBSTANTIAL, EXCLUSIVE FAMILY HOME OFFERING LIGHT AND VERSATILE ACCOMMODATION OVER 3,000 SQ. FT, WITH 0.75 OF AN ACRE OF PRIVATE GARDENS, WHILST SITUATED CENTRALLY IN LAVENHAM.**



## LOCATION

Lavenham is famed as the best preserved medieval village in England with about 340 listed buildings, all of which are centred around a delightful village square which features The Guildhall.

The village offers an excellent selection of amenities including a post office, butchers, bakery, grocery stores, pharmacy and more. In addition, there are many popular restaurants, pubs, galleries, hotels and the award winning Weaver's Spa at The Swan Hotel

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, gas and electricity. Mains drainage.

**Local Authority:** Babergh District Council

**Council Tax:** Band F

**Viewings:** By appointment with Carter Jonas  
T: 01787 882881

**What3Words:** ///meatball.thrillers.passing

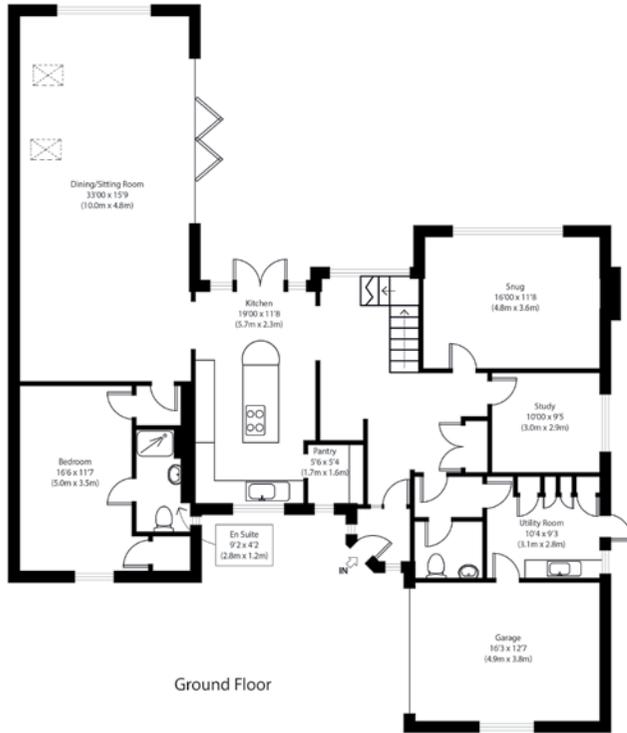




Approximate Gross Internal Area  
3240 sq ft (301 sq m)

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.rghphotos.co.uk

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