



**WITHINDALE COTTAGE**  
Long Melford, Suffolk

Carter Jonas



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## **WITHINDALE COTTAGE, WITHINDALE LANE, LONG MELFORD, SUFFOLK, CO10 9HS**

Sudbury – 2 miles  
Lavenham – 4 miles  
Bury St Edmunds – 13 miles  
Colchester – 16 miles

Individual design • Tucked away position • Entrance hall  
• Large sitting room • Kitchen/dining room • Principal  
bedroom with ensuite • Two further bedrooms • Family  
bathroom • Detached double garage • West facing  
gardens and terrace.

### **DESCRIPTION**

Recently the subject some refurbishments but retaining a number of the characteristics from its original build approximately fifty years ago, Withindale Cottage is of traditional brick construction under a pitched and tiled roofline. Provides generous well-proportioned single storey accommodation and benefitting from gas fired central heating, the bungalow includes a large sitting room with feature brickwork and fireplace, generous kitchen /dining room, three bedrooms, (the master with en-suite shower room) and family bathroom.

### **OUTSIDE**

The property is approached over a block paved driveway with ample parking and leading to the detached double garage. The bungalow is fronted by an area of lawn, together with stocked shrub borders and a path leads through to the rear providing access to the west facing terrace and remaining gardens. The extensive rear garden land is mainly laid to lawn and benefits from a south and western orientation.

**AN INDIVIDUAL DETACHED BUNGALOW OCCUPYING A 'TUCKED-AWAY' POSITION OFF A NO-THROUGH LANE ON THE SOUTHERN PERIPAHRY OF THE HISTORIC VILLAGE OF LONG MELFORD.**



## LOCATION

Located on the border of Suffolk and Essex, the historic village of Long Melford was a prosperous medieval wool town in the middle ages, the wealth of which is reflected in much fine timber framed residential architecture. Melford Hall, Kentwell Hall, and the the magnificent parish Church of Holy Trinity.

Today Long Melford has a thriving community with an excellent range of everyday amenities including local butcher, bakery, supermarket, post office, doctor's surgery, dentist, primary school, a number of tea rooms and craft shops, together with several historic village inns. The nearby market town of Sudbury offers a further range of schooling, shopping, recreational and cultural facilities together with a rail link via Marks Tey to London's Liverpool Street station.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** It is understood that mains water, drainage and gas are connected. Gas fired central heating to radiators.

**Local Authority:** Babergh District Council.

**Viewing:** By appointment with Carter Jonas.  
Tel: 01787 882881

**What3Words:** [///framework.reds.crockery](#)





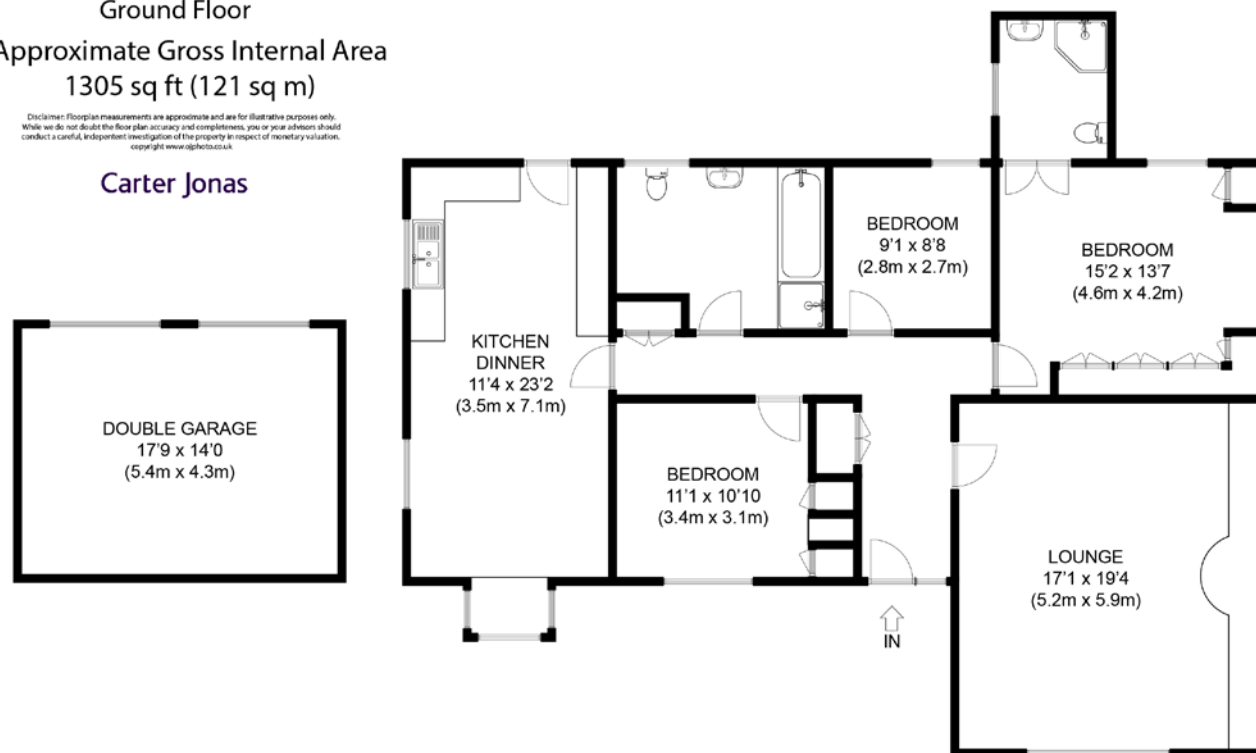


## Ground Floor

Approximate Gross Internal Area  
1305 sq ft (121 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.apphoto.co.uk

**Carter Jonas**



**Office 01787 882 881**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, CO10 9LQ

**carterjonas.co.uk**

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