



**9 MARKET PLACE**  
Lavenham, Suffolk

**Carter Jonas**



## 9 MARKET PLACE, LAVENHAM, SUFFOLK, CO10 9QZ

- Long Melford 4 miles
- Sudbury 7 miles  
(branchline to London/Liverpool Street)
- Bury St Edmunds 10 miles

Entrance hall • Sitting Room • Kitchen • Cellar  
Dining room Garden room • Principal bedroom  
2 further double bedrooms • Family bathroom  
Family shower room • Garden

### DESCRIPTION

A wonderfully presented, characterful cottage in the highly sought after market square. A lovely welcoming entrance hall leads you through to the beautifully beamed sitting room, with a large inglenook fireplace and exposed brick chimney breast.

The beams continue through to the open plan kitchen area and dining room. Both rooms are filled with natural light and create a fantastic space for entertaining. To the rear of the property is a garden room, with floor to ceiling glazing overlooking the rear garden. A solid oak stable door leads out to the garden. There is also a ground floor cloakroom.

Upstairs, there are three spacious double bedrooms, two of which have brilliant views across the village square. There is a family bathroom and a separate family shower room to serve all three bedrooms. There is also a cellar to the property, accessed via the kitchen.

### OUTSIDE

The property boasts a private and secluded rear garden with dining terrace, mostly laid to lawn with an outbuilding and walled borders. To the front of the property lays the well-known Lavenham market square.

**AN EXCEPTIONAL THREE BEDROOM, GRADE II LISTED TIMBER FRAMED PROPERTY IN THE HEART OF THE HISTORIC VILLAGE OF 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, drainage, Gas & electricity.  
Gas fired central heating

**Local Authority:** Babergh Mid Suffolk

**Council Tax:** Band F

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

**What3Words:** ///showering.initial.salt





9 Market Place, Lavenham, Suffolk  
Approximate Gross Internal Area  
198 Sq M/2132 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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#### IMPORTANT INFORMATION

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