



**21-22 WATER STREET**  
Lavenham, Suffolk

**Carter Jonas**

## 21-22 WATER STREET, LAVENHAM, SUFFOLK, CO10 9RW

- Long Melford 5 miles
- Sudbury 7 miles  
(branchline to London/Liverpool Street)
- Bury St Edmunds 12 miles

Kitchen • Dining room • Sitting room • Ground floor bedroom with ensuite bathroom • Two further bedrooms with ensuite shower rooms • Garden

### DESCRIPTION

A generously proportioned period cottage, which is currently undergoing complete renovation, giving a modern twist to a lovely character home. All renovations will be high specification and sympathetic to the age of the property, to include exposing the original brick flooring, reinstating Victorian fireplaces and completely refurbishing the bay windows.

The ground floor comprises, two main reception rooms to the front of the property, both with large bay windows allowing a brilliant degree of light. As the property once was separated as two cottages, these rooms are a mirror image of one another, both fitted with fireplaces and staircases leading to each bedroom. To the rear of the dining room, is the kitchen, with wonderful views over the garden and plenty of storage space. This room will be fitted with shaker style units, larder units and all appliances included. To the rear of the sitting room, is a ground floor bedroom/office with ensuite shower room.

Upstairs, there are two large double bedrooms, both of which are ensuite and have built-in storage, accessed via two separate staircases, creating a real sense of privacy.

### OUTSIDE

There is a generous garden to the property, with gated pedestrian access from the road. The garden itself has a patio area neighbouring the property, with steps leading established rear gardens.

**A WONDERFUL GRADE II LISTED CHARACTER PROPERTY IN THE HEART OF THE MARKET TOWN OF LAVENHAM, SYMPATHETICALLY RESTORED AND UPDATED TO PROVIDE AN ENTIRELY REFURBISHED THREE BEDROOM COTTAGE.**



## 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, electricity, gas and drainage  
Gas fired central heating

**Local Authority:** Babergh Mid Suffolk

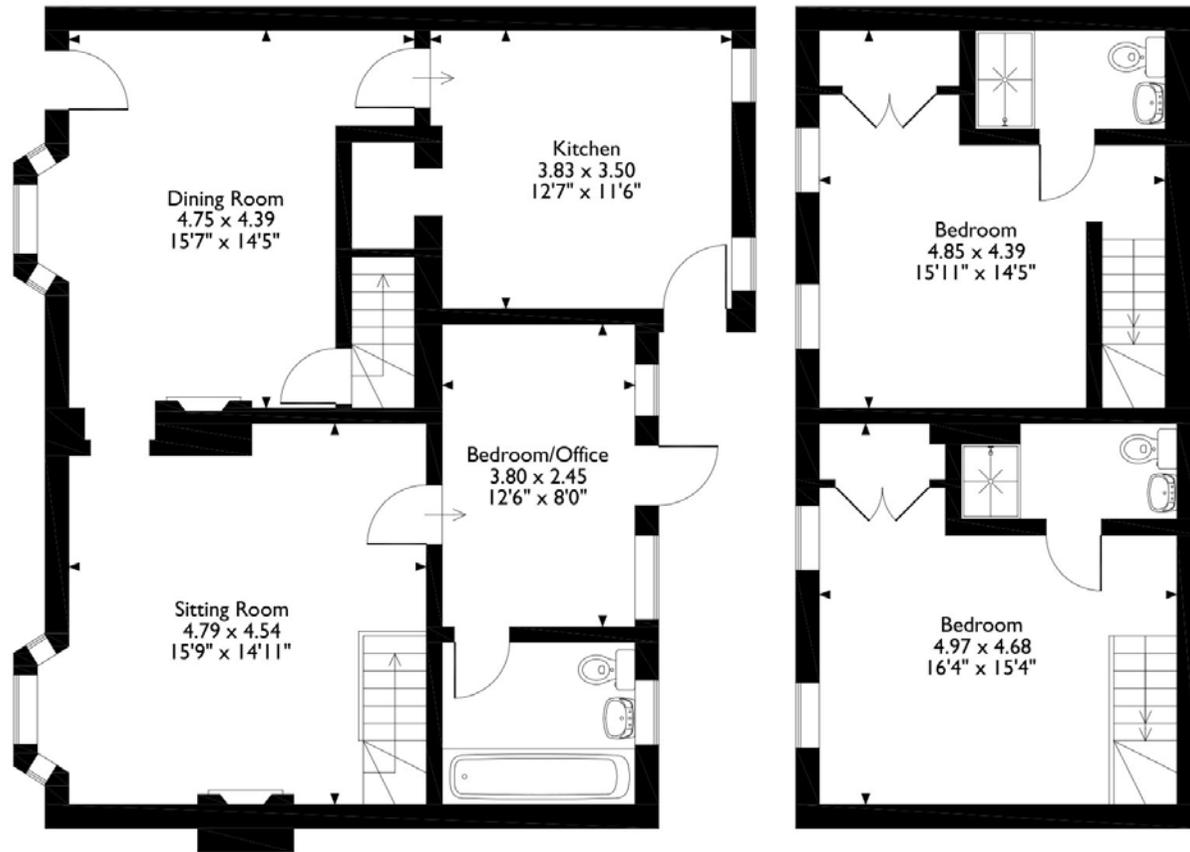
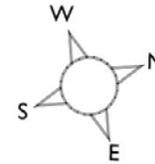
**Council Tax:** Band E

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

**What3Words** ///remix.steadily.regularly



21-22 Water Street, Lavenham, Suffolk  
Approximate Gross Internal Area  
119 Sq M/1281 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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Offices throughout the UK

**IMPORTANT INFORMATION**

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