



**OAK COTTAGE**  
Monks Eleigh, Suffolk

**Carter Jonas**

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## OAK COTTAGE, THE STREET, MONKS ELEIGH, SUFFOLK, IP7 7AU

- Lavenham 3 miles  
- Sudbury 8 miles  
Bury St Edmunds 14 miles

Entrance hall/study · Utility · Dining room Cloakroom  
Sitting room · Large cupboard/ Office · Kitchen · Rear  
lobby · 2 separate staircases to first floor · Large principal  
bedroom with eaves storage and ensuite shower room  
Double bedroom · Family bathroom · Private enclosed ·  
garden · off-street parking

### DESCRIPTION

Oak Cottage is an outstanding Grade II listed thatched cottage which originally dates to around the 17th Century with later additions to the rear. A range of period features can be discovered throughout, such as exposed timbers, inglenook fireplace and sash windows. In brief the property comprises: entrance hall/potential study, dining room, stunning sitting room with pamment stone flooring and Large cupboard/ small office attached, fully fitted kitchen with wood worktops and a pretty outlook over the garden, cloakroom, and utility. Upstairs via two separate staircases are two double bedrooms one with ensuite shower and another family shower room adjacent to bedroom

### OUTSIDE

Outside to the rear is a wonderful private, fully enclosed garden which offers potential for an additional office space with the rare feature of a water well. To the front is off street parking for 3 cars with well stocked flowering and shrub borders

## A BEAUTIFUL GRADE II LISTED 2 BEDROOM COTTAGE WITH STUNNING FEATURES, FLEXIBLE ACCOMMODATION WITHIN THE POPULAR VILLAGE OF MONKS ELEIGH



## LOCATION

Monks Eleigh is a popular and pretty village surrounded by undulating countryside and situated about 3 miles to the east of Lavenham. Village amenities include a village shop, church, and highly regarded pub/restaurant. Nearby Hadleigh, Long Melford, Lavenham and Sudbury all provide for more extensive needs including a branch line station from the latter. Colchester is about 15 miles to the south with an excellent range of shopping, schooling, and commercial facilities as well as a main-line station to London's Liverpool Street with fast trains to the city taking about 48 minutes

## ADDITIONAL INFORMATION

**Tenure:** Freehold

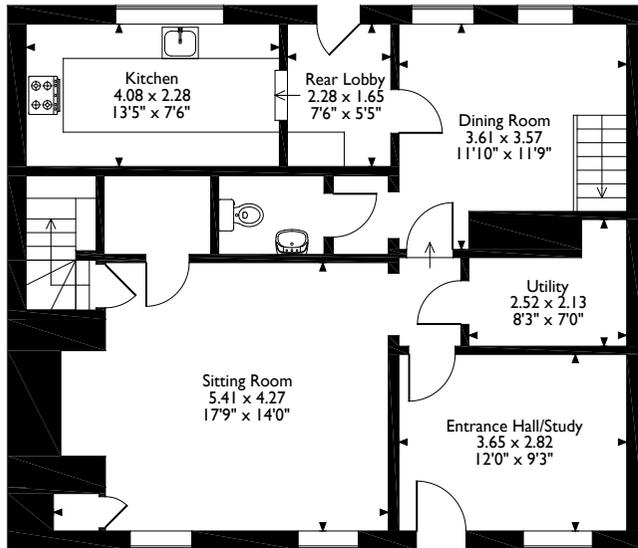
**Services:** Mains water, electricity & drainage.  
LPG fired central heating

**Local Authority:** Babergh District Suffolk

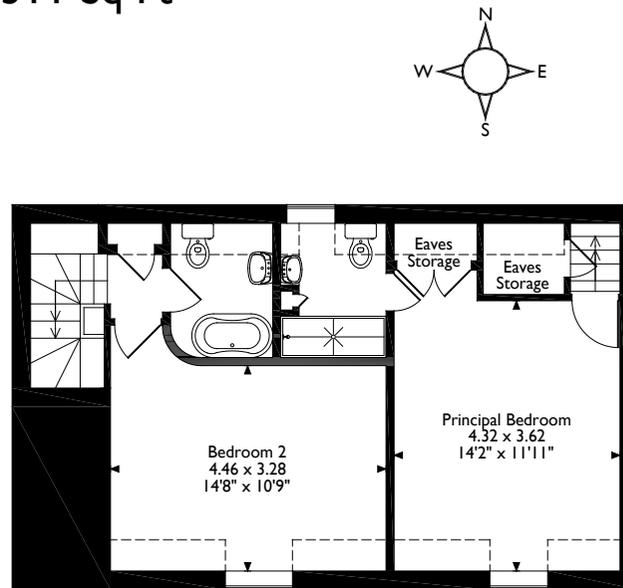
**what3words:** ///Classics,jions.states



Oak Cottage, The Street, Monks Eleigh, Suffolk  
 Approximate Gross Internal Area  
 122 Sq M/1311 Sq Ft

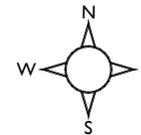


**Ground Floor**



**First Floor**

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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