





## THE NEXT HOUSE, HIGH STREET, CAVENDISH, SUFFOLK, CO10 8AZ

- 3 miles to Long Melford
- 6 miles to Sudbury ( Branch line station to London Liverpool St)
- 3 miles to Clare
- 15 miles to Bury St Edmunds

Listed Grade II • Original timber frame construction • 5 Bedrooms • Three Reception Rooms • Enchanting Gardens • Purpose built workshop/Studio • Village location • Scope for development

### DESCRIPTION

The Next House in Cavendish is a remarkable property that offers spacious and comfortable living across three floors, all whilst nestled in the charming village of Cavendish and displays a wealth of character features dating back to the 17th Century, if not earlier.

On the ground floor the property provides an entrance hall, dining room with bay window, a rear sitting room with views to the garden, a fitted kitchen/breakfast room. With five bedrooms on the first floor, this home provides ample accommodation for a growing family or those who desire additional space. The bedrooms are well-sized and offer plenty of space, with a second floor offering further scope to convert. There is currently an inspiring vaulted studio which could either be a principal bedroom or fantastic first floor living room.

### OUTSIDE

One of the highlights of The Next House is its charming, enclosed gardens. These beautiful, well-maintained outdoor spaces provide the perfect backdrop for relaxation, entertaining, or gardening enthusiasts. As well as useful outbuildings, workshop, and garaging, which could be converted into an incoming generating property.

**A SPACIOUS AND GENEROUS GRADE II LISTED PROPERTY, WITH STUNNING FEATURES AN ARRAY OF ACCOMMODATION, WITH ENCHANTING GARDENS, PARKING AND A LARGE OUTBUILDING WITH EXCITING ONWARD POTENTIAL.**





## LOCATION

Cavendish is deservedly considered to be one of the prettiest villages in Suffolk, being centred around a picturesque village green with a fine parish church adjacent. With an impressive collection of both timber frame and brick built properties the village also benefits from a community village store, an historic village inn, and a primary school. Further amenities can be found at Clare (about 3 miles), Long Melford (3 miles), Sudbury (6 miles) and Bury St Edmunds about 15 miles.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains Water and drainage, Gas and Electricity, Gas central heating

**Local Authority:** West Suffolk BAND - E

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

**What3Words:** ///hydrant.intricate.handbook

While The Next House requires cosmetic modernisation, this aspect should be seen as an opportunity to put ones own stamp on it. With a touch of creativity and personalisation, this property has the potential to be transformed into a dream home that perfectly suits the needs of prospective purchasers.

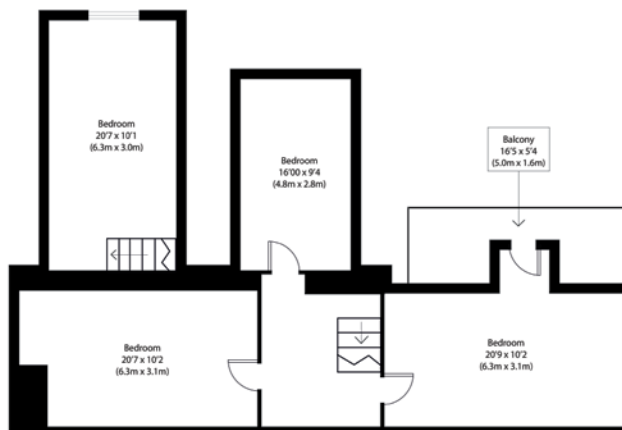




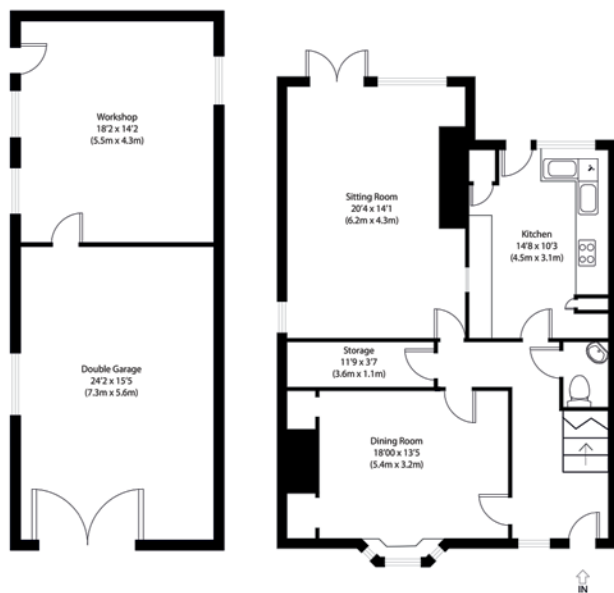
Approximate Gross Internal Area  
Main House 3555 sq ft (330 sq m)  
Outbuilding 635 sq ft (59 sq m)  
Total 4190 sq ft (389 sq m)

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.cjphoto.co.uk

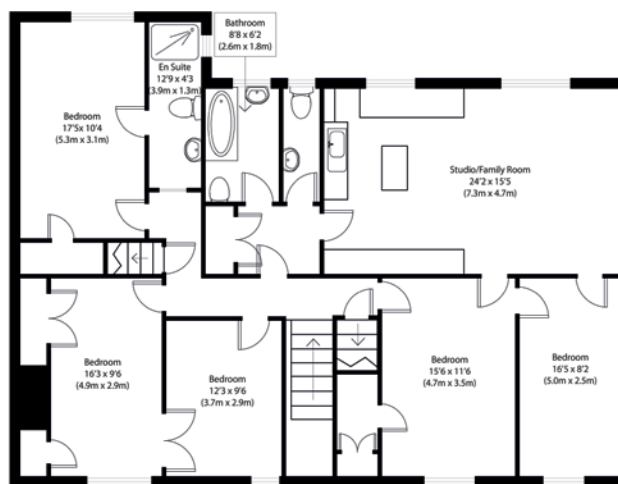
Carter Jonas



Second Floor



Ground Floor



First Floor



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Sudbury, Suffolk CO10 9LQ.

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.