



- A Charming & Elegant Two Bedroom Cottage
- Approaching 1000 Sqft of Accommodation
- Commanding An Envious, Central Lavenham Village Location
- Striking Distance Of Lavenham's Village Amenities
- Classified as Grade II Listed By Historic England
- Enriched In Period Charm & Original Features
- Kitchen With Bespoke Limed Oak Joinery & Verde Cascade Granite
- Impressive Reception Room With Tudor Inglenook Fireplace
- Spacious Study
- Two Excellent Double Bedrooms

## 41 Prentice Street, Lavenham, Sudbury, Suffolk. CO10 9RD.

A charming and elegant Grade II listed two bedroom cottage that is steeped in history and is believed to date back to the late 14th century and it's outstanding beauty understandably protected by Historic England. Commanding an enviable position within the picturesque village of Lavenham, it offers idyllic village living to the highest of standards. Boasting a large and private tranquil garden (a rarity for a home in the centre of any village) it offers the ideal place for al-fresco dining and peaceful reflection.





# Property Details.

## Ground Floor

### Reception Room



18' 2" x 10' 9" (5.54m x 3.28m)

### Kitchen/Dining Room



18' 1" x 11' 10" (5.51m x 3.61m)

### Study



9' 0" x 7' 9" (2.74m x 2.36m)



# Property Details.

## Hallway



Stairs to first floor

## First Floor

### Landing

### Master Bedroom



18' 8" x 10' 9" (5.69m x 3.28m)

## Bedroom Two



12' 7" x 10' 10" (3.84m x 3.30m)

## Bathroom



## Outside

### Garden



# Property Details.

## Floorplans



Approximate Area: 977 sq.ft (90.7 sq.m)  
Limited Use Area(s): 22 sq.ft (2 sq.m)  
Total: 959 sq.ft (88.7 sq.m)

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.