



School Road, Pentlow, Sudbury

Sheridans



School Road, Pentlow, Sudbury CO10 7JR

Guide Price £680,000

A substantial 4 bedroom semi-detached cottage providing deceptive accommodation in a popular village location.

This charming semi-detached cottage is situated in a quiet village location enjoying views over adjacent countryside. The property, which was formerly four cottages, offers spacious and much improved living accommodation with the added benefit of enclosed rear gardens with gym/full planning permission for annexe, plenty of vehicle parking and a newly built double cart lodge with large workshop and loft area.

The well presented accommodation currently in brief comprises a living room, creating a light double aspect room with a wood burning stove. The office/snug is a further delightful reception room featuring a large picture window overlooking the rear garden. The dining room is another spacious double aspect room with stairs rising to the first floor with a cupboard under.

The well equipped kitchen/breakfast room is fitted with a bespoke range of shaker units under wooden worktops with a a country ceramic sink inset. Appliances include a double oven Aga with dual hotplates, integrated fridge freezer, plumbing for a washing machine and dishwasher whilst there is also pamment tiled flooring. The kitchen also has a double electric oven and a five plate electric hob. With a shelved pantry cupboard and door leading to the rear. Off the kitchen is the shower room and door to the light and airy garden room with French doors to the gardens and further door to the gym/potential annexe, a versatile space with stylish Bi-fold doors opening to the gardens.

On the first floor, a long landing leads to the four bedrooms (all with fitted wardrobe cupboards) served by the family bathroom, completing the accommodation.

Directions

From the centre of Cavendish, turn into Pentlow Lane. Follow the road and turn right signposted Pentlow. At the end of the road, the cottage will be found in front. what3words:///cardinal.expecting.holly

Outside

The property sits behind a pretty country style cottage garden with mature shrub beds and borders. To the rear is an extensive gravel driveway leading up to double cart lodge and workshop area with a large work bench, also with access to a large loft area for storage with light and power and electric for future car charging point. The rear gardens are predominantly lawned and feature various paved dining areas, a covered area with roof that can be used as an indoor or outdoor area, with stunning sunset views ideal for outdoor entertaining and mature beds and borders.

Location

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

Services

Mains electricity and water. Private drainage. Oil fired radiator

- Substantial 4 bedroom extended Victorian house in delightful setting
- Spacious accommodation
- Plenty of vehicle parking, newly built double cartlodge garage
- Charming enclosed gardens
- Countryside views
- Sitting room, drawing room, dining room
- Well equipped kitchen breakfast room
- Garden room, gym/potential annexe
- Four bedrooms
- Bathroom, shower room

central heating.

Hive controlled central heating and water

Braintree District Council. Council Tax Band: E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, and O2 (Source Ofcom)

Flood Risk: No Risk

Agent Note: Planning permission for annexe and online a link to the planning permission. Ref number for full planning permission on White Cottage Pentlow. 24/00269/HH



536 sq.ft. (49.8 sq.m.) approx.

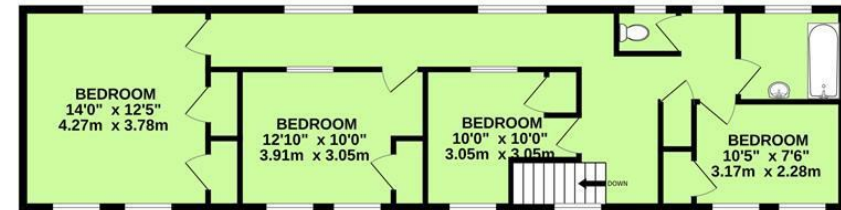
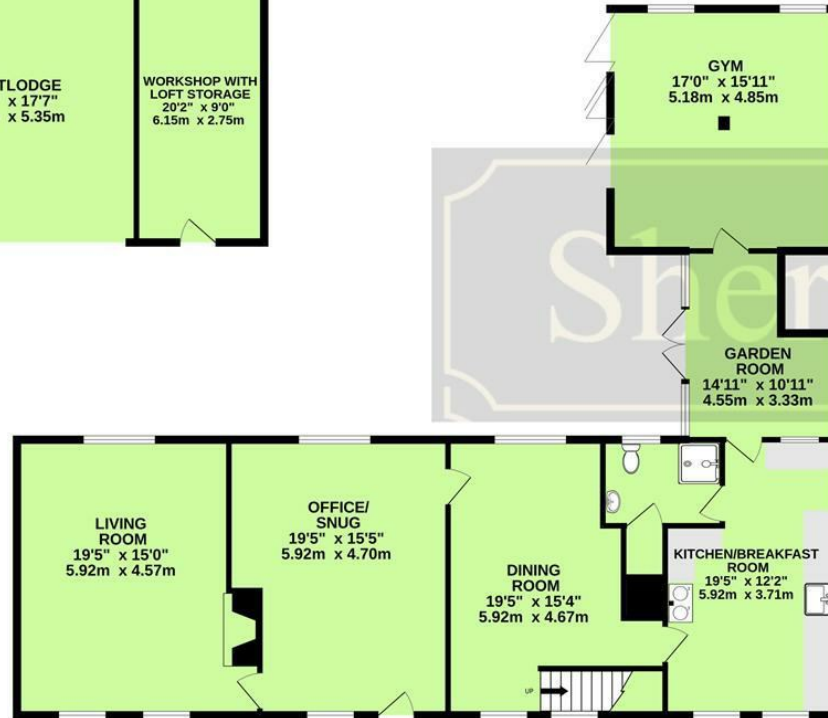
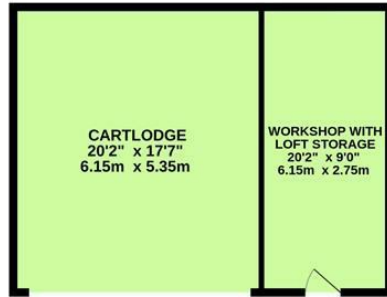
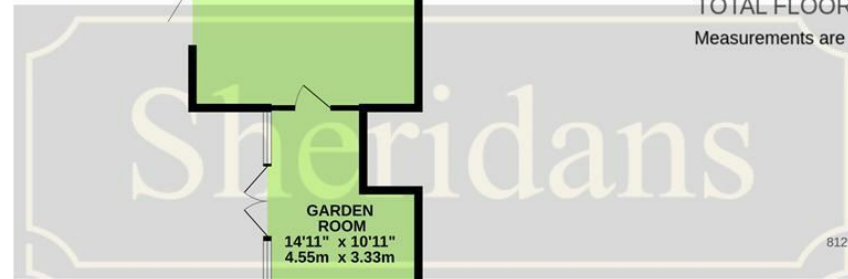
GROUND FLOOR
1501 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 2849 sq.ft. (264.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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