



HARVEY HOUSE
COCKFIELD, SUFFOLK

JACKSON-STOPS 

**HARVEY HOUSE, WINDSOR GREEN, COCKFIELD
BURY ST EDMUNDS, SUFFOLK, IP30 0LY
GUIDE PRICE £699,500**

A WELL-PRESENTED AND SPACIOUS
DETACHED FAMILY HOME, WELL POSITIONED
AND SET IN ABOUT 0.24 OF AN ACRE OF
MATURE PRIVATE GARDENS, IN THIS
POPULAR HAMLET.



DISTANCE

BURY ST EDMUNDS 7 MILES
LAVENHAM 4.5 MILES
LONG MELFORD 6.5 MILES
CAMBRIDGE 35 MILES

GROUND FLOOR

- Entrance Hall
 - Kitchen/Breakfast Room
 - Sitting Room
 - Dining Room
 - Family/Garden Room
 - Study/Music Room
 - Utility Room
 - Cloakroom
-

FIRST FLOOR

- Master Bedroom with En-Suite Shower & Dressing Room/Nursery Bedroom
 - Guest Bedroom with En-Suite Shower
 - Two Further Bedrooms
 - Family Bathroom
-

OUTSIDE

- Gated Driveway
- Parking
- Mature Gardens of about 0.24 Acres in all
- Private 'Enclosed' Terrace Area



THE PROPERTY

Harvey House is an impressive, detached village house situated on the edge of Windsor Green in the parish of Cockfield. The house presents rendered elevations under a pantile roof and offers spacious and well-presented accommodation arranged over two floors. It has been extended and much improved to provide a fabulous kitchen/breakfast room that is open plan to an impressive oak framed family/garden room extension, to the rear.

An oak framed porch leads to the entrance hall with doors off to the sitting room which features a fireplace with fitted log burning stove and opens through to the dining room, with French doors that open to the rear terrace, which can also be accessed from the garden room making this an excellent entertaining space. There is a modern cloakroom and beyond this a spacious kitchen/breakfast room, comprehensively fitted with a wide range of base and eye level units with a large island unit, granite work surfaces, an integrated dishwasher, Rangemaster cooker, tiled floor and leads through into a utility room, with oil fired boiler and a tiled floor, woodblock work surface and plumbing for appliances. The beautiful vaulted, oak framed family/garden room is open plan from the kitchen, has oak floorboards and a glazed gable with French doors leading to the rear sandstone terrace. There is also a study/music room to the back of the house, which has an external back door to the path to the rear.

An easy rising staircase leads to the first-floor landing where there is a large master bedroom with an en-suite and a dressing room, which could be used as a nursery bedroom. There are a further three bedrooms, one with an en-suite and there is a family bathroom.

OUTSIDE

Harvey House is set behind high mature hedges and a pair of wooden gates (which could be upgraded to be electrically powered) leading into a gravelled courtyard, which provides an ample turning and parking area. The gardens sweep around from the east and are predominantly laid to lawn but feature a fine mature apple tree, a timber shed/summer house and a decking area. The gardens continue around to the south of the house where there are a number of shaped flowering and herbaceous borders, enclosed by beech hedging and a further lawn sweeps round to an arch leading onto the sandstone terrace, which makes an ideal alfresco dining area. To the north of the house is a utility/storage area with a screened oil storage tank and dustbin area.



LOCATION

Harvey House sits on the western side of Windsor Green, one of the eleven village Greens that make up the parish of Cockfield. There is a nearby post office and village store at Great Green, Cockfield and various public houses in the locale. Lavenham, which is some 4.8 miles south offers a good range of everyday shopping including a Co-Op convenience store and numerous independent boutiques as well as some excellent pubs and restaurants.

More comprehensive facilities can be found in the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs.

There is good access to the A14, A11 (M11) and the railway stations at Sudbury and Bury St Edmunds offer links to mainline services to London's Liverpool Street and King's Cross.

DIRECTIONS

From Bury St Edmunds head south on the A134 passing through the villages of Sicklesmere, Great Whelnetham and Bradfield Combust. Continue on this road heading towards Long Melford, passing the turning for Lavenham (A1141) and after nearly 1 mile further take the left turning into a small lane indicating Windsor Green. After a short distance Harvey House will be found on the right as you enter the hamlet.

PROPERTY INFORMATION

Services Mains water and electricity. Private Drainage.
Oil fired central heating.

Local Authority Babergh District Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 54Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with Jackson-Stops

Tel: 01284 700535

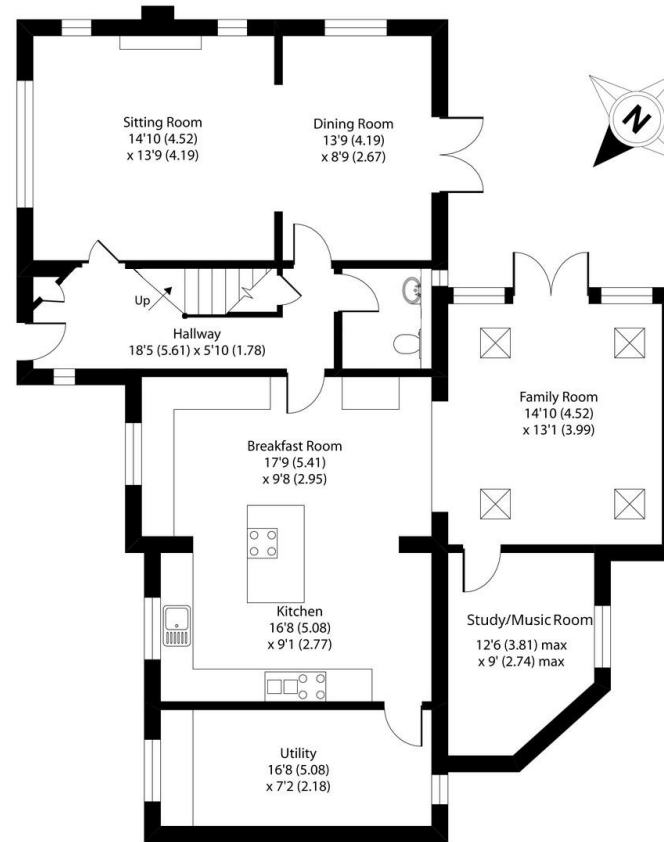


Windsor Green, Cockfield, Bury St. Edmunds

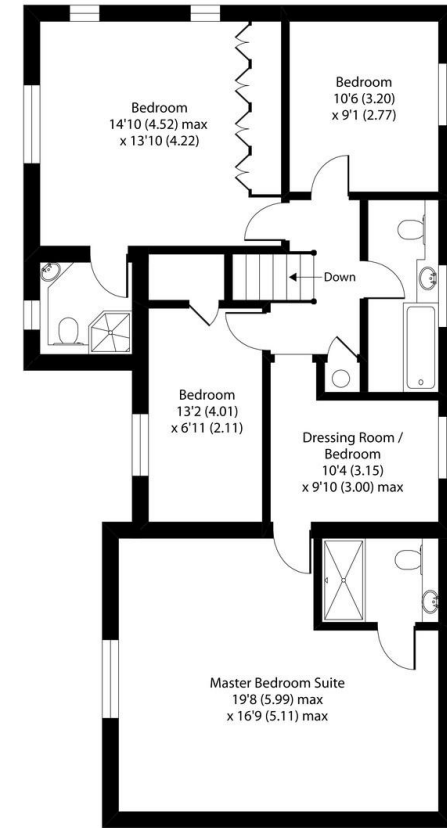
Approximate Area = 2348 sq ft / 218 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Jackson-Stops. REF: 682157



Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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PROPERTY EXPERTS SINCE 1910