

GRADE II LISTED
HOUSE IN HISTORIC
LAVENHAM, SUFFOLK



STUNNING
PERIOD
FEATURES

A beautiful Grade II Listed home, set in the heart of this famous and popular Suffolk village.



EXCELLENT
ACCOMMODATION
THROUGHOUT

3 receptions, 4 bedrooms, study, 2 bathrooms, utility, store room, garden, summer house.



SUPERB
MODERN
AMENITIES

Fantastic amenities and facilities throughout this classic listed family property.

REDWALD  ESTATES

SUPERB HISTORIC ARCHITECTURE

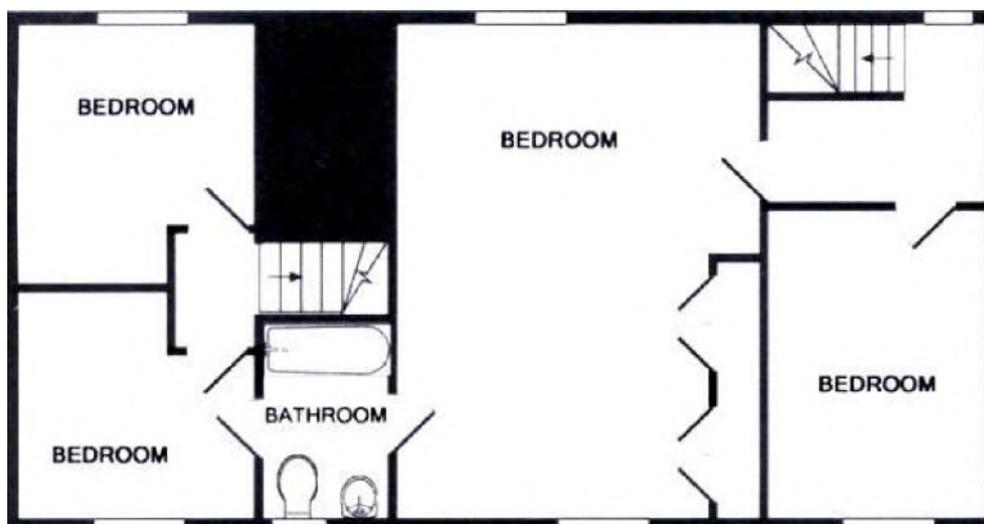
Built in the 15th century, Water Street is a classic medieval timbered house with a wealth of historical features. Constructed of oak frame, the facade is rendered and plastered with external elevations, nestled under a tiled roof. Notable features include exposed external timbers, typical of the period, Inglenook fireplaces, stone flooring, joinery, panelled and glazed doors and wooden beamed ceilings and walls. The upper storey is jettied on the whole front on exposed joists with curved brackets, carved capitals and the remains of shafts. The rear garden is south facing, partly laid-to-lawn and offers a secluded aspect, perfect for the summer house / studio positioned at the end and would be ideal as an office or gym.



GROUND FLOOR



FIRST FLOOR



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Energy Efficiency Rating		Current	Potential
105-155	A		
81-104	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		56	59
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
105-155	A		
81-104	B		
69-80	C		
55-68	D	56	57
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

