



AN ATTRACTIVE GRADE II LISTED COTTAGE IN GROUNDS OF 0.66-ACRE, SITUATED WITHIN THIS WELL-REGARDED VILLAGE

The Abbey Cottage, Windsor Green, Cockfield, Bury St Edmunds, Suffolk IP30 0LY

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Bedfords

ESTABLISHED 1966

The Abbey Cottage Windsor Green Cockfield Bury St Edmunds Suffolk IP30 0LY

- *Lavenham 5 miles*
- *Bury St Edmunds 8 miles*
- *Sudbury 10 miles*

ENTRANCE PORCH • CLOAKROOM • SITTING ROOM • DINING ROOM • CONSERVATORY • KITCHEN/BREAKFAST ROOM
3 BEDROOMS • 3 BATHROOMS • SHEPHERDS HUT OFFICE
SUMMERHOUSE • GARAGE • **ALL IN 0.66-ACRE**

Situated on the fringes of Windsor Green within the village of Cockfield, The Abbey Cottage is a Grade II listed timber-framed cottage, believed to date back to the 17th-century. The property is built of traditional timber-frame construction under a thatched roofline, and retains many original attractive features, with inglenook fireplaces and traditional brick floors. In recent years, the property has been subject to considerable improvements, cleverly fusing the original character with modern comforts, to include a new oil-fired heating system, upgraded kitchen and bathrooms, as well as a new thatched ridge.

The cottage and its later 19th and 20th-century additions result in around 2,000ft² of living space, comprising entrance porch, with tiled flooring and arched window leading to a sitting room, with small inglenook, exposed timbers, double-aspect, and cloakroom, leading to a large conservatory, with tiled floors and views of the gardens.

The double-aspect dining room has exposed brick floors and timbers, inglenook fireplace and corner cupboard, whilst there is a ground-floor bedroom with brick floors, fireplace (currently sealed) and an adjoining modern bathroom suite, with exposed brickwork, panelled bath and vanity wash basin, separate shower cubicle and towel rail.

The triple-aspect kitchen has a mono-pitched roof has been totally refitted with a modern range of shaker-style base and eye level units, large preparation worktop areas and two stainless-steel sink units, freestanding range cooker and integrated fridge, freezer and dishwasher.

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In excess of £650,000 (*freehold*)





The first floor is accessed from two staircases, with *landing one* giving access to a modern shower room with corner cubicle, vanity wash basin, low-level WC and towel rail. Bedroom one enjoys a double-aspect, useful storage cupboards and interconnecting door, leading to bedroom two, with double-aspect, large double storage cupboards.

Outside

The Abbey Cottage is approached from the lane onto a driveway, leading to a detached garage. The gardens offer a mature and private setting, largely lawned interspersed with some mature trees and shrubbery, terrace and box hedging, as well as a number of interesting outbuildings to include a summerhouse/games room, children's playhouse and modern shepherds hut with oak flooring and painted panelling, presently serving as 'overflow' bedroom.

Services

Mains water and electricity • Oil-fired central heating • Private drainage via new Treatment Plant • Council Tax Band 'E'
Broadband: Ofcom suggest Ultrafast 1,800Mb available • Mobile: Ofcom suggest all providers likely.

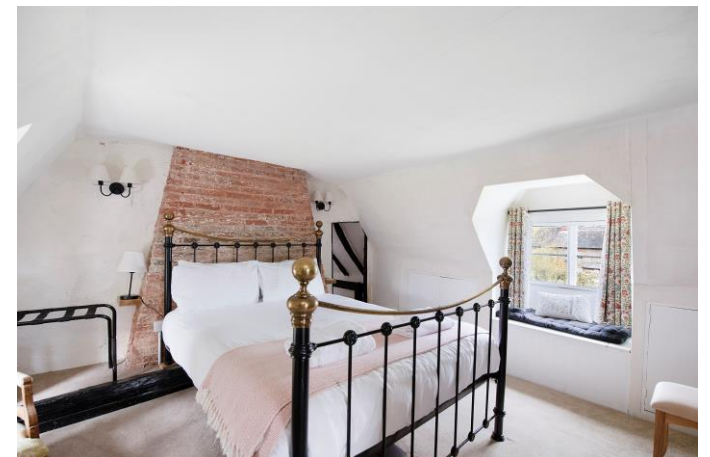
Location

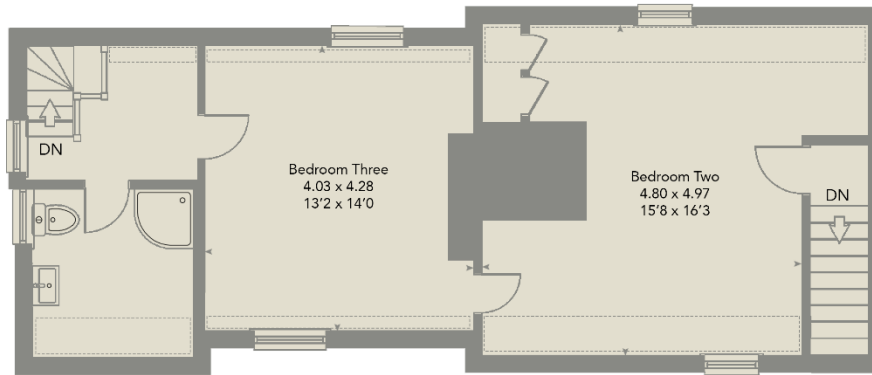
The property is located within this highly regarded village, centred around a large village green which plays an important part in the community, with regular cricket matches and village fete among many notable events. Cockfield has a variety of amenities, to include post office, shop and public house, and is considered one of the most sought-after villages in the region due to its convenience for Bury St Edmunds and Lavenham.

What3words: [yoga.remembers.aura](#)


Listed Building Entry

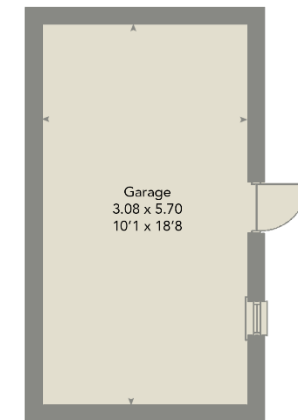
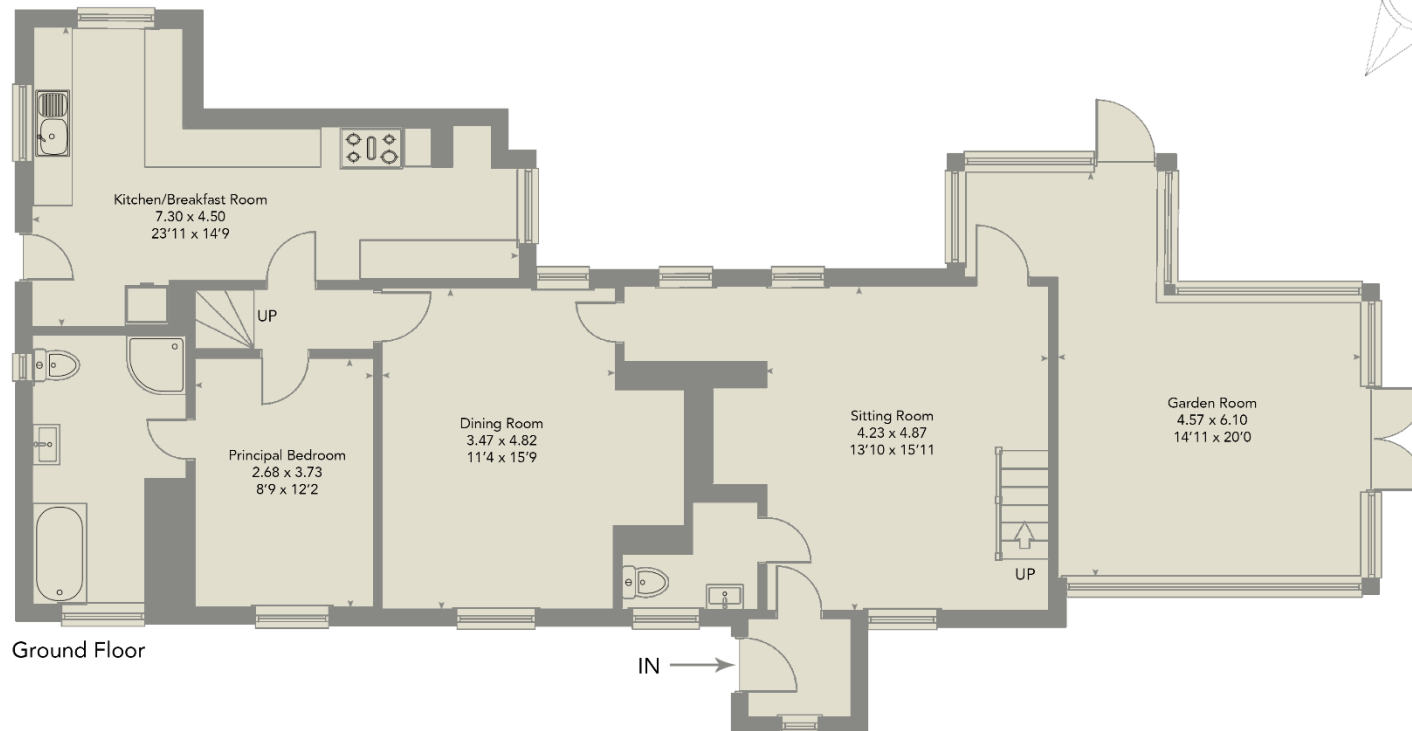
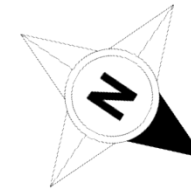
House. C17 or earlier; later extensions. Plastered timber frame with remains of stippled pargetting. Thatched roof with gabled ends. Brick axial and gable end stacks. Plan: 3-room plan; centre and right-hand rooms appear to be heated from back-to-back fireplaces in axial stack; probably formerly with lobby entry in front of stack. Later small wing behind left hand room and outshut on left end. Exterior: 1 storey and attic. Asymmetrical 4-window NE front. C19-20 3-light casements with glazing bars and 2 gabled dormers with 2-light casements. C20 porch on right and outshut on left end with pantile roof. At rear (SW) smaller 2-light casements, 2-gabled dormers and small gable-ended wing to right outshut in angle. Interior not inspected.





Approximate Gross Internal Area = 180 m² / 1937 ft²
 Garage = 18 m² / 194 ft²
 Total = 198 m² / 2131 ft²
 For identification purposes only - Not to scale

 = Reduced headroom below 1.5m / 5'0



Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Francis Ambler Photography © 2025 - Produced on behalf of Bedfords Estate Agents



A 1141

Pond

The Abbey Cottage

0.659 acres

Abbey Cottages

2

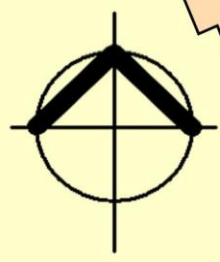
Abbey

Abbey Farm

Pond

79.6m

Abbey House







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ESTABLISHED 1966

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