



9 Dash End Lane, Kedington

Minors & Brady



9 Dash End Lane

Kedington, Haverhill

Steeped in history and overflowing with character, this charming Grade II listed thatched cottage offers a rare opportunity to own a truly individual home believed to date back to the 1640s. Beautiful period features blend effortlessly with thoughtful modern improvements, creating a home that is both practical and full of personality. Offering three bedrooms, multiple reception spaces and a detached former bakehouse, the property provides flexibility for a variety of lifestyles. Outside, the established cottage gardens create a wonderfully private and peaceful setting, complete with a striking koi pond and an abundance of planting. Combining historic charm, versatile accommodation and a desirable village setting, this is a home that is sure to leave a lasting impression.

- Charming Grade II listed thatched cottage believed to date back to the 1640s
- Three characterful bedrooms arranged across the first floor, each full of individuality and charm
- Beautiful period features throughout, including exposed beams, fireplaces and original detailing
- Cosy sitting room with a welcoming atmosphere, ideal for relaxing throughout the seasons
- Recently fitted kitchen blending modern convenience with the property's historic character
- Private driveway providing valuable off-road parking for two vehicles
- Detached former bakehouse currently utilised as a studio and store, offering versatile additional space
- Established cottage gardens extending to the side and rear, featuring a substantial koi pond, mature planting and a wonderfully peaceful setting



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The Location

Situated in the popular village of Kedington, this property enjoys a well-connected yet semi-rural setting in West Suffolk, approximately three miles north-east of Haverhill. Combining village charm with excellent everyday amenities, Kedington has long been a sought-after location for those looking to enjoy a quieter pace of life without feeling isolated from larger towns and transport links.

The village itself is well served, benefiting from a primary school, local convenience shopping, a butcher, public houses, recreational facilities, a community centre and library, all contributing to a strong sense of community. The historic Parish Church of St Peter and St Paul stands at the heart of the village, reflecting Kedington's long-established heritage and character.

For a wider range of amenities, Haverhill is just a short drive away and provides an excellent selection of supermarkets, independent shops, cafés, restaurants, healthcare facilities, leisure centres and schooling for all ages. The town acts as the area's principal service centre, making everyday essentials and larger retail offerings easily accessible.

The location is also particularly attractive for commuters. The nearby road network provides convenient access towards Cambridge, approximately 20 miles away, as well as Newmarket, Bury St Edmunds and Saffron Walden. Cambridge offers an extensive range of employment opportunities, higher education facilities, shopping destinations and rail connections into London, making Kedington a popular choice for buyers seeking a balance between countryside living and commuter convenience.



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Dash End Lane, Kedington

Believed to date back to the 1640s, this enchanting **Grade II listed thatched cottage** offers a rare opportunity to own a piece of local history while enjoying the comforts of modern-day living. Rich in character and nestled along a quiet lane within the desirable village of Kedington, the property showcases a wealth of original features, charming living spaces and beautifully established gardens, creating a home that feels both timeless and welcoming.

Stepping inside, the cottage immediately reveals its historic appeal, with exposed beams, characterful detailing and period charm evident throughout. The sitting room provides a wonderfully cosy setting in which to relax, centred around a fireplace that enhances the warm and inviting atmosphere. A separate dining room offers an ideal space for family meals and entertaining, providing flexibility for modern lifestyles while retaining the charm expected of a home of this era.

The kitchen has been thoughtfully updated with a newly fitted design that complements the property's heritage while providing practicality for everyday use. Ample workspace and storage ensure functionality, whilst modern additions including an instant hot water system and Wi-Fi-connected heating bring contemporary convenience to this centuries-old home. A ground floor bathroom and useful utility area further enhance the practicality of the accommodation.



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Upstairs, three individual bedrooms continue the cottage's characterful theme. Each room enjoys its own unique shape and personality, reflecting the property's long history and adding to its undeniable charm. The accommodation is perfectly suited to those seeking a home with character, warmth and a sense of individuality rarely found in modern properties.

Outside, the cottage is surrounded by delightful established gardens extending to both the side and rear. Lovingly maintained over the years and previously featured as part of local open garden events, the grounds provide colour, interest and year-round enjoyment. Mature planting, lawned areas and secluded seating spots create a peaceful setting in which to relax and unwind.

A particularly attractive feature is the substantial koi pond, which draws an abundance of wildlife and adds to the tranquil atmosphere of the garden. The outdoor space offers excellent versatility and potential for those wishing to further enhance or personalise the grounds.

The property also benefits from private driveway parking for two vehicles, a valuable addition in such a characterful village setting. Complementing the main house is a detached former bakehouse, now utilised as a studio and store. This versatile outbuilding offers exciting potential for a variety of uses, whether as a home office, workshop, creative studio or hobby room, subject to any necessary permissions.



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Agent's Note

This property will be sold freehold and connected to mains water, electricity and drainage.

Please note the property is Grade II listed.

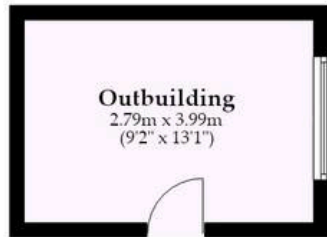
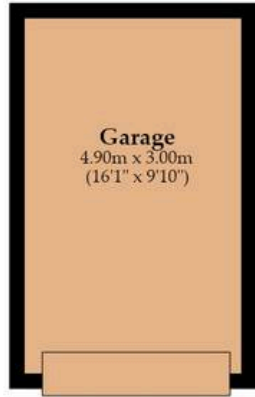
Please note the property is subject to a historic right allowing certain adjoining owners or occupiers access to a well located within the property's boundaries, subject to contributing towards maintenance costs where applicable. Buyers should rely on their solicitor's investigations in this regard.



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Outbuilding

Approx. 25.8 sq. metres (278.0 sq. feet)



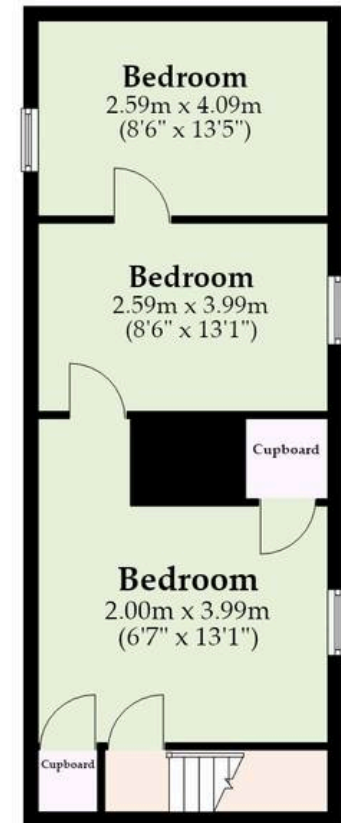
Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 122.7 sq. metres (1320.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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