



Chestnut Cottage, Laxfield, Suffolk



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FRAMLINGHAM

01728 724566  
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**A FOUR bedroom SEMI-DETACHED late 17th CENTURY COTTAGE tucked away in the sought after village of Laxfield \*\*CAR PORT\*\*GARAGE\*\*ANNEXE \*\*WORKSHOP\*\*SMALL COTTAGE GARDEN\*\***

**LOCATION** The property is tucked away in the heart of the much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well-supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

**GUIDE PRICE: £535,000**



- Pretty Cottage with Wealth of Beams
- 4 Reception Rooms
- Kitchen
- Utility Room & Downstairs Shower Room
- Principal Bedroom with Ensuite Shower Room
- 2/3 Further Bedrooms
- Family Bathroom
- Annexe and Cottage Garden
- Carport and Garage



**CHESTNUT COTTAGE - INTERIOR** The Entrance Hall welcomes you inside the property where there is plenty of space for coats, shoes etc. A door then leads into the Dining Room which benefits from a brick-built fireplace (not used by the current owner) and parquet flooring. This room overlooks the front of the property and has beams to the walls and ceiling. To the right-hand side is the Kitchen which has a range of pine base units with solid wood worktops, Butler sink with brass taps, separate drinking water tap, an eye level double oven, four ring gas hob and beams to the ceiling. There is also a pantry to the rear. A door off the Kitchen leads to a Utility Room which has space for a washing machine and fridge freezer with a stable door offering access to the side of the property. A further door leads to a Shower Room which has a corner shower cubicle with electric shower, wash hand basin, wc, tiled floor and window to the side. An inner lobby off the Dining Room leads to a Study which has a window to the side and a glazed door offering access to the garden. To the right is a Sitting Room which also has a beamed ceiling with a brick built fireplace with an inset multi fuel stove as the main focal point in the room. This Room flows through to the Snug which is dual aspect with beams to the ceiling and an inset fireplace. There is also a door off the Sitting Room back to the Utility Room which makes the ground floor flow beautifully. Stairs from the Dining Room lead to the first floor. The principal bedroom has beams to the wall and ceiling, exposed floorboards, built-in wardrobes and a large, shelved airing cupboard. This room also benefits from a En-Suite Shower room comprising: Corner shower cubicle with electric shower, wash hand basin and wc. A door leads to bedroom 2 which has built-in wardrobes, window to front and there are a couple of steps down into Bedroom 3/Dressing Room which has exposed beams to the front wall and ceiling. Bedroom 4 is a double room with exposed beams. The Family Bathroom comprises: bath with brass mixer tap, wash hand basin, wc and is fully tiled.

**CHESTNUT COTTAGE - EXTERIOR** A shared driveway leads to a car port for one vehicle to the front of the garage which benefits from power and lighting, as well as a personal door to the rear. In between the Annexe and the property is a pretty cottage garden to the front and rear which has a wide variety of plants, trees and shrubs with a pathway either side offering great access. There is also a spacious detached workshop which benefits from power and lighting. Chestnut Cottage owns the driveway, and the property next door has a right of way across it.

**DETACHED ANNEXE/HOLIDAY LET** A gate to the left of the property offers access to the Annexe which is detached with a stable door to the front. An open plan double bedroom, kitchen with a cupboard with laminate worktop above, stainless steel sink and drainer with mixer tap and open shelving above, there is also space for a fridge/freezer. The Shower Room benefits from a glass cubicle with mains fed shower, wash hand basin with vanity unit, wc and chrome towel rail. Stairs off the bedroom lead to a further sleeping area which benefits from a Velux window, with restricted head height.



**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** C

**EPC:** G

**Postcode:** IP13 8DZ

**SERVICES** Mains drainage, water and electricity. Electric night storage heaters and multi-fuel stove in the sitting room.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.











Approximate total area<sup>(1)</sup>  
170.63 m<sup>2</sup>

Reduced headroom  
13.52 m<sup>2</sup>



(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

**Huntingfield Estates**

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

