



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ROGUES LANE, PETTISTREE, IP13 0HQ

TENURE : FREEHOLD

GUIDE PRICE £650,000

- Detached Character Home
- Three Reception Rooms
- Generous Plot
- Four Bedrooms
- Open Plan Kitchen/Sun Room
- Popular Village Location

THE ACCOMMODATION



Entrance Hall with a generous storage cupboard, stairs to the first floor and doors to...

Study 4.62m x 2.13m (15' 2" x 7')
With dual aspect windows.

Living Room 4.29m x 3.72m (14' 1" x 12' 2")
With dual aspect windows and feature fireplace.

Dining Room 4.00m x 3.93m (13' 1" x 12' 11")
Measurement excludes alcoves, with dual aspect windows and door to the rear garden.



Kitchen 3.97m x 3.21m (13' x 10' 6")
Fitted with a range of wall and base cabinets with work surfaces over, Belfast sink unit, electric cooker point, pantry cupboard, door to the Utility Room and open to the...

Sun Room 5.79m x 3.22m (19' x 10' 7")
With doors and windows overlooking and giving access to the garden. There's plenty of room for a dining table and a seating area.



Utility Room 2.33m x 2.03m (7' 8" x 6' 8")
Measurement is of the main utility area and excludes the door recess. With plumbing for the washing machine, doors to outside, a door to the Shower Room and a door to...

Bedroom Four 4.12m x 3.07m (13' 6" x 10' 1")
Maximum measurements provided.

Shower Room
Fitted with a shower enclosure, WC and wash basin.

First Floor Landing with a large walk-in storage room, access to eaves storage space and doors to...

Bedroom One 4.30m x 3.71m (14' 1" x 12' 2")
A good-sized double bedroom with dual aspect windows.

Bedroom Two 3.98m x 4.26m (13' 1" x 14')
Maximum measurements provided. Dual aspect windows.

Bedroom Three 3.97m x 2.59m (13' x 8' 6")
With fitted wardrobes.

Bathroom & Separate WC
The bathroom is Fitted with a panelled bath with shower over, double wash basin unit, and tiled splashbacks. The separate WC has a WC and wash basin.

Outside
The property is approached via a shingled driveway to a good-sized parking area. The generous gardens wrap around the property and extend to around 1.35 acres; mainly lawned with planting beds, mature shrubs and trees, fruit trees, and a vegetable patch with workshop and shed.

THE PROPERTY & LOCATION

A superb detached characterful home situated on a generous plot of around 1.35 Acres. The property offers well-proportioned accommodation comprising an entrance hall, study, two reception rooms, kitchen/sun room, utility room, four bedrooms, a bathroom and shower room.

The village of Pettistree is home to around 200 residents, and is set within 1800 acres or so of predominantly agricultural land. Situated approximately five miles north of Woodbridge and abutting Wickham Market's southern side the village has a church, a pub, a cafe and easy access to shops, schools and public transport in Wickham Market.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : F

We understand from our vendor that the property is connected to a mains electricity and water supply. There is an oil-fired central heating system and a clargester drainage system.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

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