



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

**SCHOOL HILL, BLAXHALL, WOODBRIDGE, IP12
2HN**

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Popular Village
- Two Bedroom Bungalow
- Planning Permission Granted
- Renovation Or Replacement
- Around A Third OF An Acre Plot
- Abutts Farmland

THE ACCOMMODATION



Introduction

The existing property is accessed over a generous front garden/driveway in to a spacious hall/reception area with access to the first of two double bedrooms and the inner hallway which leads to the living room, kitchen/diner (and storage room beyond), and the bathroom.

The generous south-facing rear garden has a patio and lawn with fencing to boundary.

Full details of the planning permission can be found here;
<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=PR6XLQQXJWT00&activeTab=summary>.

Work has begun on the double garage, meaning the planning permission is now active and registered with the council. There is a CIL charge on the build, which the current owners will settle after the sale has completed.

Current Accommodation

Entrance Hall 3.23m x 2.10m (10' 7" x 6' 11")

Bedroom One 3.65m x 3.44m (12' x 11' 3")

Living Room 5.31m x 3.61m (17' 5" x 11' 10")

Kitchen/Diner 4.89m x 3.62m (16' 1" x 11' 11")

Bedroom Two 3.42m x 3.68m (11' 3" x 12' 1")

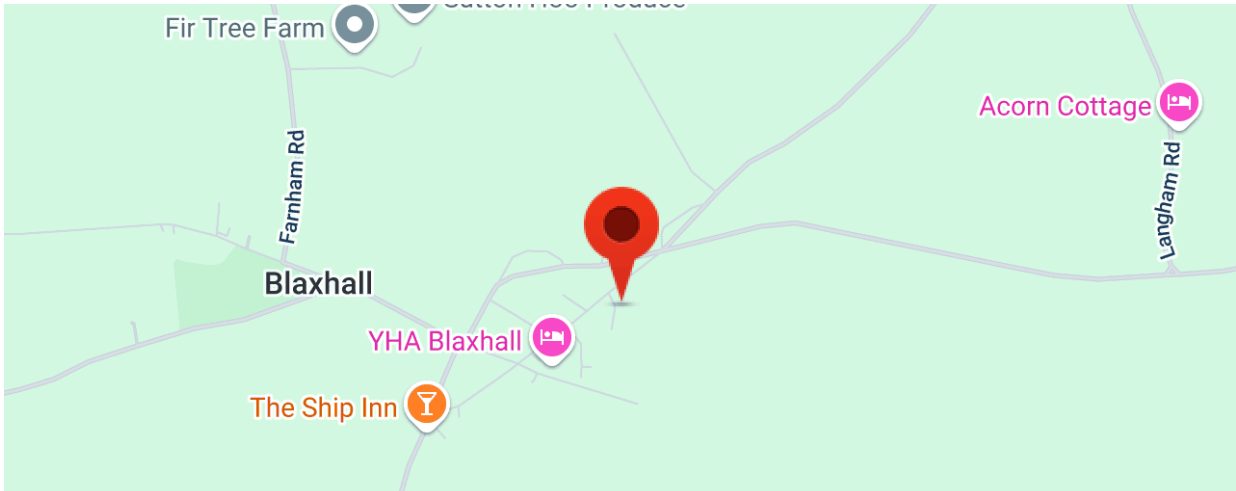
Storage Room 5.56m x 2.45m (18' 3" x 8')



THE PROPERTY & LOCATION

A detached bungalow occupying a generous plot of around a third of an acre, with planning permission in place to demolish the existing dwelling and replace with a superb four-bedroom barn-style passive house with minimal heating costs, and a double garage. The existing dwelling comprises an entrance hall, living room, kitchen/diner, two double bedrooms, a bathroom and an additional storage room that was used by previous residents as a home office.

Blaxhall village lies approximately nine miles to the North East of Woodbridge in an area surrounded by fields and farmland offering a rural charm and serenity. The village has a fantastic local pub, church and a village hall, as well as an abundance of walks in the vicinity. Snape is situated to the north of the village and there are shops at nearby Snape and Rendlesham.



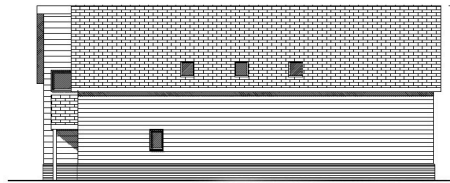
North Elevation



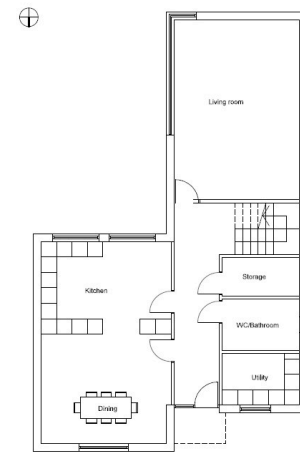
East Elevation



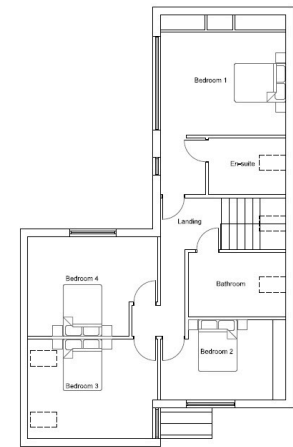
South Elevation



West Elevation



Ground Floor Plan
115m²



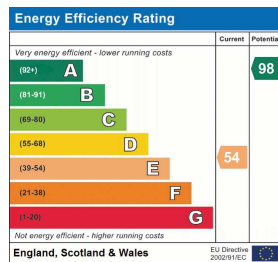
First Floor Plan
115m²



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: School Hill, Blaxhall, IP12 2HN

Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given