



**The Green, Wattisham Ipswich IP7 7JX**



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## **The Green, Wattisham Ipswich**

This Grade Two Listed thatched cottage is situated in the village of Wattisham, next to the village green requires updating and has a separate annexe ideal for an additional income or working from home.



## Accommodation

### Storm Porch

#### Lobby

Brick floor, exposed red brick wall with display shelves. Beamed ceiling with pendant light. Wooden Suffolk latch doors to

### Sitting Room

23' 8" max x 23' 8" ( 7.21m max x 7.21m )

Engineered wood flooring, exposed beams to ceiling and all walls, two windows to front and window and glazed patio doors to rear garden. Feature exposed red brick chimney breast with wood burner in the hearth. Built in desk in the recess to the side of the chimney. TV and internet point. Large under stairs storage cupboard with light. Stairs to first floor.

### Kitchen

13' 3" x 14' 6" max ( 4.04m x 4.42m max )

Stone tiled floor and beams to ceiling. Two windows to front and two to rear. Large exposed red brick inglenook fireplace with beam lintel and two spotlights. Wood burner. Ceiling and wall spotlights, TV point, radiator.

Shaker style kitchen base cupboards under wooden worktop. Range of drawer, wicker basket and cupboard storage. Large stainless steel Rangemaster cooker with 5 ring electric hob, two electric ovens and warming drawers. Tiled splashback with stainless steel Rangemaster extractor hood over. One matching eye level double cupboard. Space for dining table and chairs.

Wooden latch door to

### Utility

13' 2" x 11' ( 4.01m x 3.35m )

Stone tiled floor and beamed ceiling with spotlights. Window to front, side and two to rear. Wooden stable door to rear patio garden. Single coloured sink with integrated drainer and mixer tap set in laminate worktop with wood edging. Space for a dishwasher. Range of wooden base storage cupboards and drawers with matching eye level cupboards. Space in chimney breast for fridge. Wood door to

### Cloakroom

Low level flush W.C, wall light, extractor fan and ceramic tiled flooring.

### Landing

Carpet, exposed red brickwork and two double storage cupboards. Wooden latch doors to

### Bedroom One

13' 1" x 15' 5" ( 3.99m x 4.70m )

Pitched, beamed ceiling with window to front. Exposed brickwork. Carpeted, TV point, radiator. Wooden latch door to

### Bathroom

Pitched, beamed ceiling with two windows to the side. White freestanding bath with chrome bath shower mixer. Matching white pedestal basin and close coupled WC. Mirror over basin with light and shaver socket. Fully tiled shower cubicle. Large, shelved airing cupboard. Carpeted.

### Dressing Room / Wc

13' 5" max x 8' 4" max ( 4.09m max x 2.54m max )

Pitched, beamed ceiling with window to front. Radiator. Carpeted. Four storage cupboards/wardrobes. Matching close coupled WC and basin on ornate cast iron stand. We are advised by the vendor that the plumbing for a bath is in situ. Wood latch door to

### Bedroom Two

9' 4" x 13' 5" max ( 2.84m x 4.09m max )

Pitched, beamed ceiling with window to side. Radiator. Carpeted

### Outside

#### Rear Garden

Fence enclosed with side access gate, mostly blocked paved garden creating an ideal area for outdoor entertaining.

#### Front Garden

Wooden five bar gate opening on to a shingle driveway, lit with a decorative streetlight, leading to ample parking space to front and both sides of the property. Lawned front and side gardens interspersed with mature shrubs

and trees creating different areas for dining and leisure.

There is a large pond in the front garden. Next to the annexe is a garden which would be ideal to separate from the main area, thus creating a private garden for guests. The rear garden area is fenced in and has a brick patio, accessed from the kitchen. The access to the septic tank is discreetly hidden behind the annexe.

There is a wooden summerhouse with glazed doors and windows close to the pond in the front garden. The lean-to greenhouse is to the side, with pedestrian access to the lane to the open countryside to the rear of the property and the village green with duck pond to the front.

### Office / Annex

18' max x 14' 2" ( 5.49m max x 4.32m )

A tiled patio leads to the modern (circa 2010) detached annexe with double French glazed doors, flanked by full length glazed windows. Opening to

Living Area

Carpeted, with windows to both sides. Inset ceiling spotlights.

Kitchenette

Engineered wooden flooring. Stainless steel sink and drainer set in laminate worktop with space under for storage and fridge.

Door to Shower Room

Engineered wood flooring and inset ceiling spotlights. Matching modern white suite comprising close coupled WC and pedestal basin with automatic hot water heater. Large fully tiled shower cubicle with electric power shower.

### Double Garage

18' 10" x 21' 11" ( 5.74m x 6.68m )

The double garage is located to the side of the property and has up and over doors, power and light.



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## Manor Cottage The Green, Wattisham Ipswich

- Two bed character property
- Grade II listed thatched cottage
- Picturesque setting in rural countryside
- Sitting room with fireplace and exposed beams
- Separate studio/annexe with kitchenette and shower room

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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