



**SCOTT
MADDISON**



Duckdown Cottage High Street Green

Sible Hedingham CO9 3LG

Asking Price £660,000

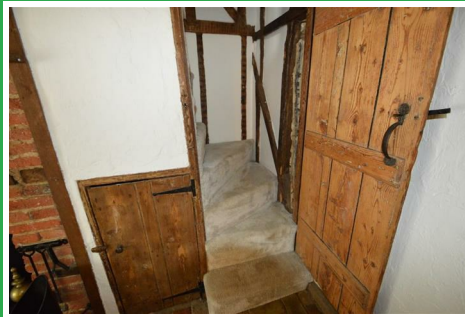
Freehold



Duckdown Cottage High Street Green

Sible Hedingham CO9 3LG

Asking Price £660,000



Entrance door to:

HALL

Exposed wooden flooring. Storage cupboard.

DINING ROOM

17 x 13'6 (5.18m x 4.11m)

Impressive dining room with log burner on a red brick hearth being the main focal point of the room. Bay front window. Stable door leading to:

KITCHEN

20'6 x 10'7 (6.25m x 3.23m)

Fully renovated with a redesign maximising space. Matching wall and base double units. Integrated Bosch dishwasher, space for a fridge freezer and a range master cooker. Quartz work surfaces. Wooden door leads to:

UTILITY ROOM

8' x 5'8 (2.44m x 1.73m)

Space for appliances. Wall and base level units. The internal home office/4th potential bedroom is positioned to the front aspect with a bay window and wooden flooring.

From the Kitchen.

SNUG

12'7 x 10'4 (3.84m x 3.15m)

Log burner on a brick hearth. Attractive oak panelling. Bay window to front aspect. Steps down to:

SITTING ROOM

15'1 x 13'9 (4.60m x 4.19m)

This room is situated to the rear of the property which

provides a more formal family space and benefits from views to the garden. Straight stairs to landing, also bedrooms one and two. There is also a useful range of storage cupboards. Main stairs.

GAMES ROOM

13'3 x 8'3 (4.04m x 2.51m)

A super addition to the property and is situated on the eastern side of the property. Large bay window. Ample space for a pool table and darts board. There is a practical boot room and cloakroom with access to the rear garden.

A turning partly tight stairs from the Dining Room to:

FIRST FLOOR - LANDING

BEDROOM ONE

13'5 x 10'7 (4.09m x 3.23m)

Wonderful views of Tuffon Hall vineyard and farmland to the rear aspect.

EN-SUITE BATHROOM

10'11 x 4'3 (3.33m x 1.30m)

Suite comprising bath, pedestal wash hand basin and walk in shower enclosure. Heated chrome towel rail.

BEDROOM TWO

14'1 x 13'1 (4.29m x 3.99m)

A range of fitted furniture which includes a wardrobe and range of drawers. Double radiator. Wonderful field views to the front.

EN-SUITE SHOWER

9'6 x 4'11 (2.90m x 1.50m)

Comprising shower cubicle, low level WC, basin and window to side.



BEDROOM THREE

13'1 x 13'1 (3.99m x 3.99m)

This bedroom can be accessed via a 2nd staircase which also rises from the Dining Room. Double glazed window to front. Radiator.

EN-SUITE BATHROOM

9'2 x 8' (2.79m x 2.44m)

Comprising corner bath, low level WC, shower cubicle, wash basin and Velux window to rear.

OUTSIDE

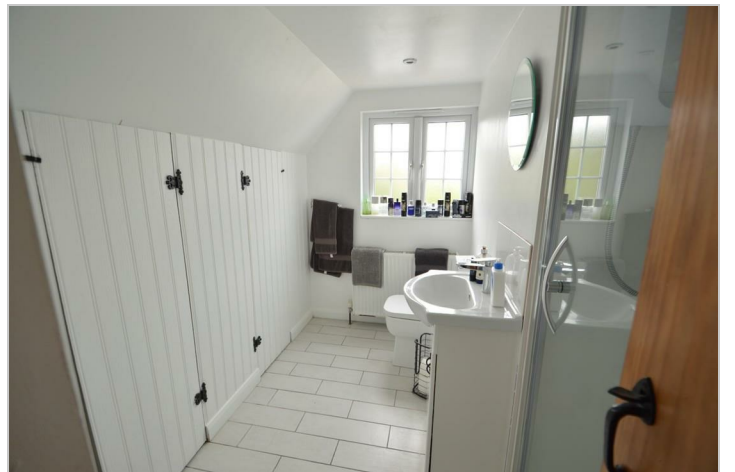
The property is centrally positioned on a mature plot of approx. 1/3 of an acre. Front generous off road shingle parking. Single garage with power and light connected and electric door. A timber built canopy connects to the house with undercover BBQ and bar area making it perfect for the summer entertaining. Paved terrace area adjacent to the property runs to a filtered pond, a beautiful construction with various water features which provides a tranquil focal point. Walking through an arch you come to the astro turfed green ideal for animals, well maintained and separated from the rest of the garden by fencing. To the rear of the garage, which has an electric door, is a useful home office which has running water, a cloakroom and electric connected. The remainder of the garden comprises large expanses of lawn and has post and rail fences to the boundary allowing the occupants to take advantage of the stunning views beyond.

SERVICES

We understand that mains water, electricity and drainage are connected with the exception of gas. We have not verified connections.

COUNCIL TAX BAND: C, £1,881.69 as detailed by Babergh District Council for the year 2024/2025.



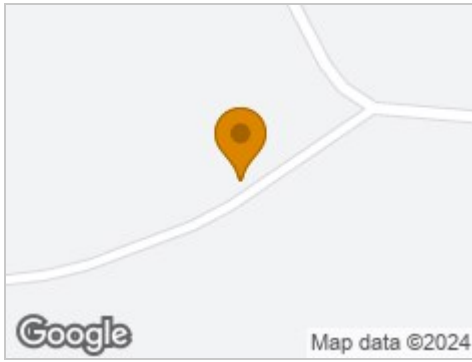








Road Map



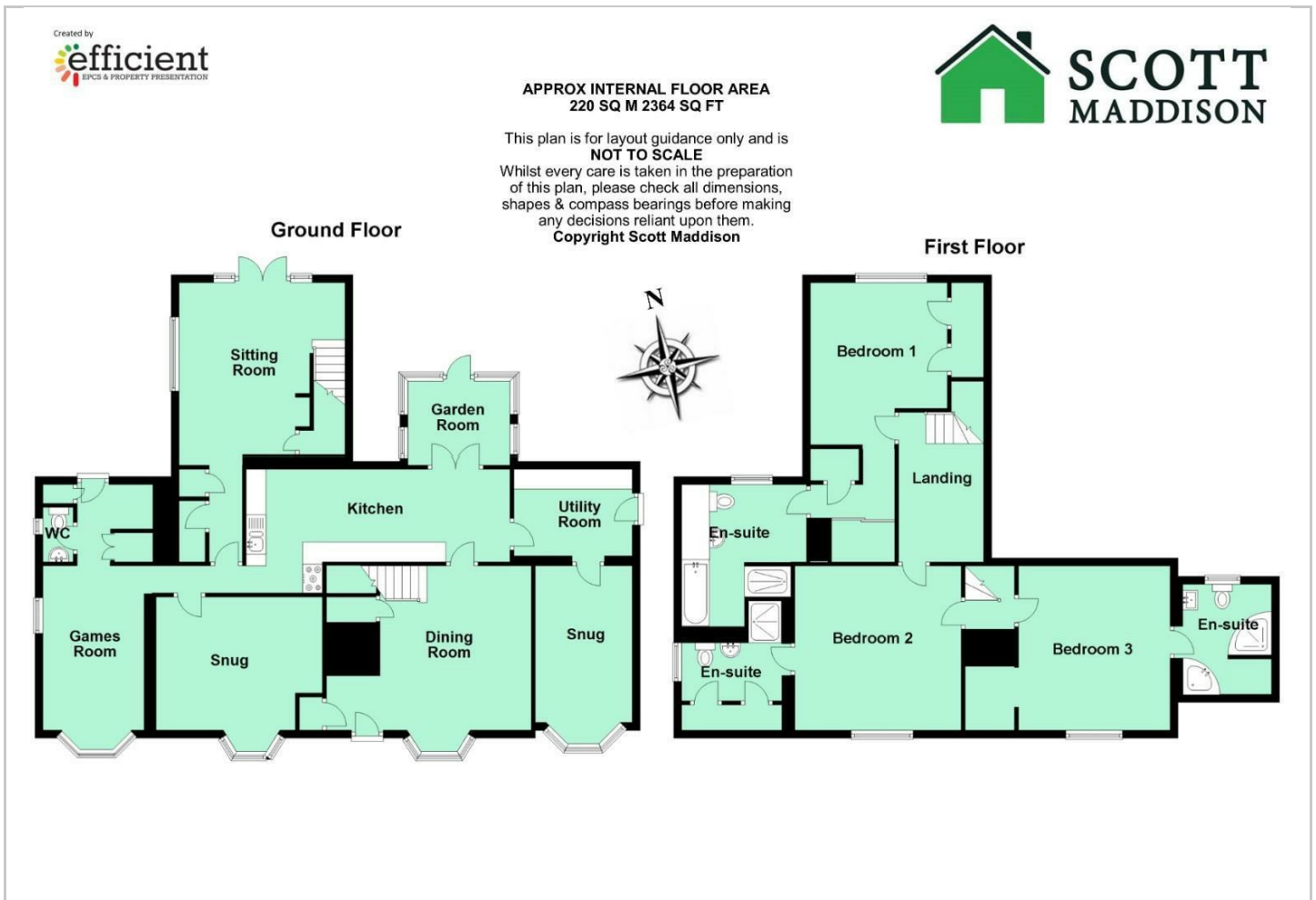
Hybrid Map



Terrain Map



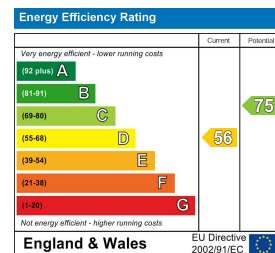
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.