



# COLLETT COTTAGE

Kersey | Suffolk



Chapman Stickels

# COLLETT COTTAGE, THE STREET, KERSEY, SUFFOLK IP7 6DY

A CHARMING TWO BEDROOM MID TERRACE COTTAGE  
LOCATED IN THE CENTRE OF KERSEY TOGETHER WITH  
OFF-ROAD PARKING AND A REAR GARDEN

Hadleigh - 2 miles

Colchester - 15 miles (London Liverpool Street from 48mins)

Manningtree - 12 miles (London Liverpool Street from 59mins)

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- Sitting room ● Kitchen ● 2 double bedrooms (1 ensuite) ● Family bathroom ●
  - Garden ● Cart Lodge ● Off road parking ●





## The Property

Collett Cottage forms part of the particularly appealing street scene to Kersey. The property is located just to the northern side of the Ford (colloquially known as 'The Splash') which runs through the village centre. Collette Cottage is a charming period cottage dating back to the 16th century with a wealth of original character.

The sitting room features an oak bressummer and herringbone brick hearth fireplace with an additional study area. The kitchen is fitted with worksurfaces, numerous base and eye level units, inset cooker and hob, fridge, and plumbing for a washing machine. To the rear of the kitchen, double doors open out onto a pleasant rear garden.

On the first floor a landing leads to two double bedrooms with exposed timbers and a family bathroom. Bedroom one enjoys street views whilst bedroom two has built in wardrobes and overlooks the rear garden.

Outside, the property has a paved rear garden with established shrubs. A gravel driveway leads to a carport and parking for one vehicle.

## Location

Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

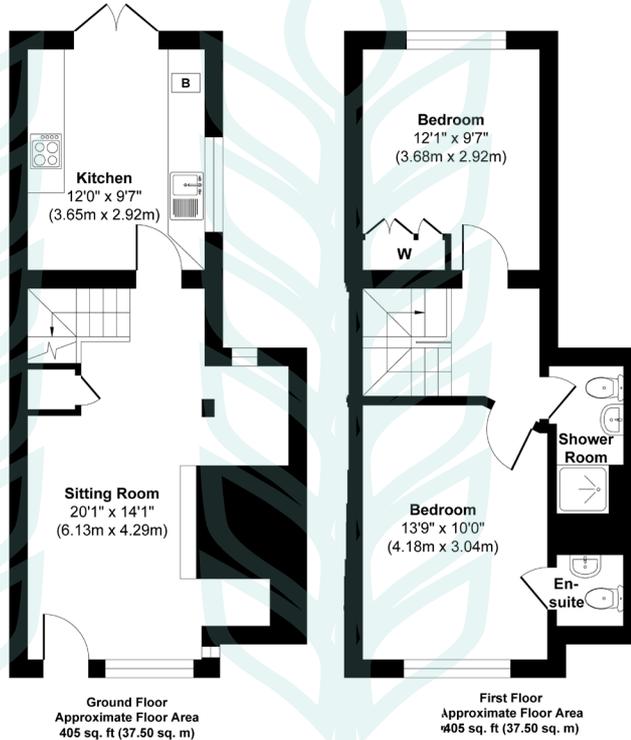
## Services

Mains water, electricity, and drainage. Oil-fired central heating.

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council  
Band C (2024)

**EPC Rating**  
Current E(42). Potential D(68).

## Collett Cottage The Street Kersey IP7 6DY



**Approx. Gross Internal Floor Area 810 sq. ft / 75.00 sq. m**

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