



CHAPEL COTTAGE

Hintlesham | Suffolk



Chapman Stickers

CHAPEL COTTAGE, DUKE STREET, HINTLESHAM, SUFFOLK, IP8 3PW

Hadleigh – 3 miles

Ipswich – 5 miles

Manningtree – 11 miles

Colchester – 17 miles

- Porch • Open plan kitchen / sitting / dining room •
- Inner hall • Ground floor bedroom / snug • Shower room •
- Utility room • Cloakroom • Landing •
- Three double bedrooms (with one ensuite) •
- Family Bathroom • Garage • Home office •

The Property

Chapel Cottage dates from around 1800, with a later single storey extension added in the 20th century. The main living area has very recently been adapted and reconfigured, providing open plan reception space and a stylishly fitted kitchen / breakfast room which has much appeal.

The accommodation is notably well-proportioned for a cottage of its ilk, which includes three double bedrooms and two bathrooms on the first floor with a further bedroom / snug and ensuite bathroom on the ground floor. All rooms to the rear (west) enjoy views over the rear garden and open countryside beyond.

Outside

The property provides off-road parking to the front and side of the house, with a single garage with rear store adjacent to the main property. The remaining part of the outbuilding comprises a home office / study. Immediately to the rear of the house is a sunken patio which borders a large expanse of lawn. Beyond the entire western boundary is arable farmland with woodland beyond.

AN ATTRACTIVE UNLISTED COTTAGE COMBINING MODERN FAMILY LIVING WITH PERIOD CHARM TOGETHER WITH OUTBUILDINGS AND GARDENS WHICH OVERLOOK OPEN FARMLAND



Location

Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. The conveniently positioned village includes an active community centre, MUGA astro multi use sports pitch, church, garage, school, children's play centre with café, indoor swimming pool and a public house but it is perhaps best known for the Hintlesham Hall Hotel and Golf Club.

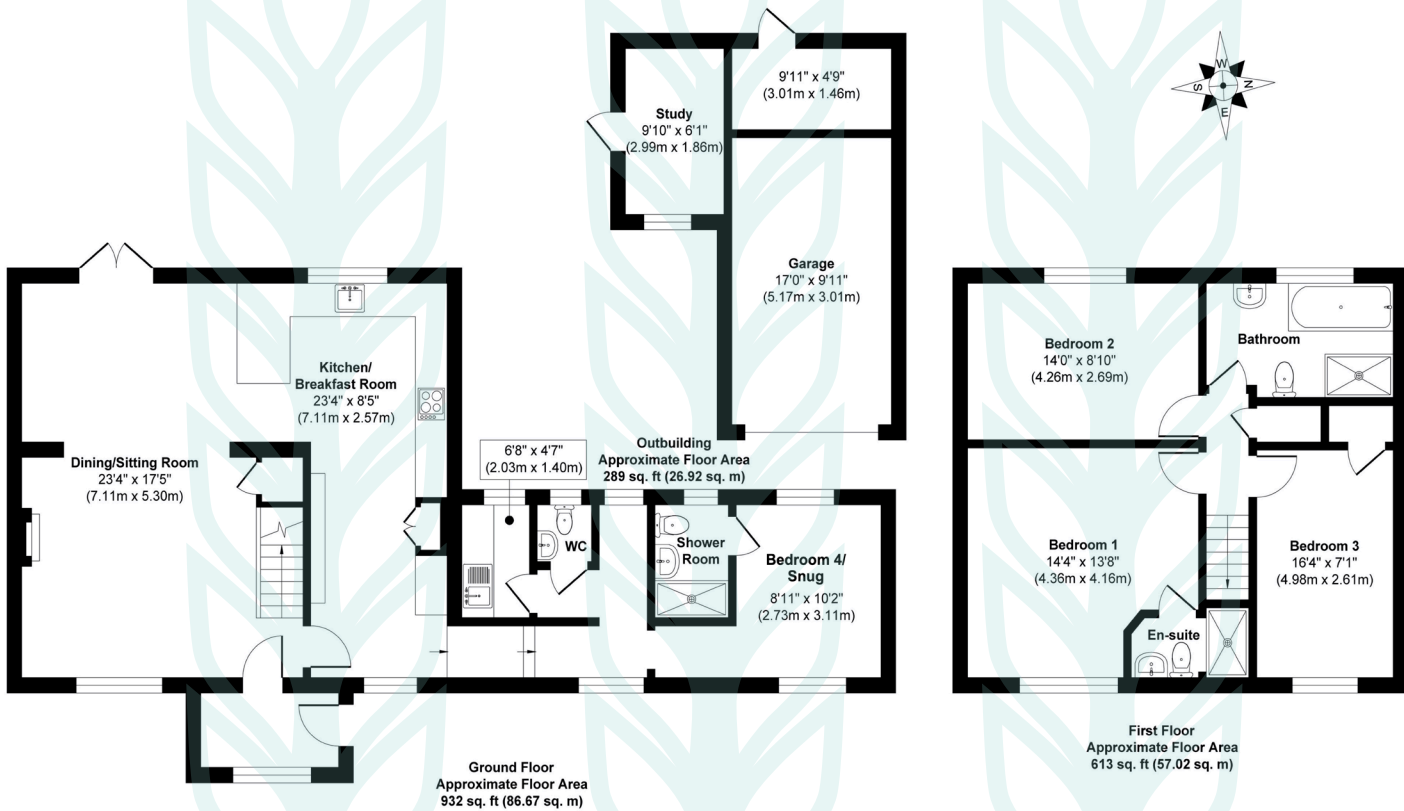
Services

Mains electricity, water and drainage, oil fired heating.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council



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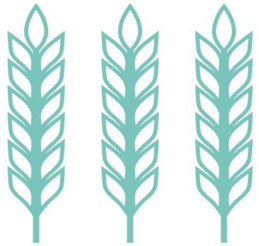
Ground Floor
Approximate Floor Area
932 sq. ft (86.67 sq. m)

Outbuilding
Approximate Floor Area
289 sq. ft (26.92 sq. m)

First Floor
Approximate Floor Area
613 sq. ft (57.02 sq. m)

Approx. Gross Internal Floor Area 1,545 sq. ft / 143.69 sq. m

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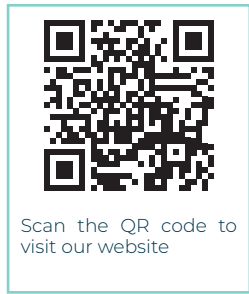
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