



# OLIVE TREE COTTAGE

Naughton | Suffolk



Chapman Stickels



# OLIVE TREE COTTAGE, WHATFIELD ROAD, NAUGHTON, SUFFOLK, IP7 7BP

Hadleigh – 7 miles  
Bildeston – 2 miles  
Needham market - 7 miles

- Reception hall • Sitting room • Snug •
- Open plan kitchen / dining / living room • Utility •
- Cloakroom • Three bedrooms (En-suite shower to Bedroom 1) •
- Family bathroom • Home office • Garden • Off road parking •

## The Property

Set centrally within its plot of 0.19 acres (sts), behind attractive wooden gates, Olive Tree Cottage is a modern, detached family home built circa 2021 to a high standard resulting in a comfortable and stylish home.

A large and welcoming reception hall with solid oak flooring leads to the well-proportioned downstairs living accommodation comprising a sitting room and snug, both of which are double aspect and enjoy views over open countryside to the front of the property. A stunning open plan kitchen / living / dining room lies to the rear, with utility and cloakroom attached. The well-equipped kitchen provides base and eye level units combined with wood worktops with an integrated Hotpoint electric hob and oven. This impressive kitchen also offers an island unit providing further storage space, and a breakfast bar. From the kitchen the dining / living space flows seamlessly and enjoys French doors which open onto the sun terrace.

On the first floor, a large landing area provides access to three double bedrooms and the spacious family bathroom. Bedroom one benefits from a stylish en-suite shower room.

Outside, the grounds wrap around the entirety of Olive Tree Cottage with a pleasing combination of sun terrace, raised beds, shingle and lawn.

A detached, fully insulated outbuilding sits to the rear of the garden and lends itself to many uses with double glazing and power connected.

**Agents note:** A warranty is available for Olive Tree Cottage, and is valid for another 7 years approximately.

## A WELL-APPOINTED DETACHED HOUSE IN A RURAL LOCATION ENJOYING FAR REACHING COUNTRYSIDE VIEWS





### Location

Naughton is a village approximately 5 miles north of Hadleigh. Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

### Services

Electricity supply is provided by privately owned solar panels. Oil fired central heating and mains water connected.

### EPC Rating

Current B (88). Potential B (89).

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band E (2024)



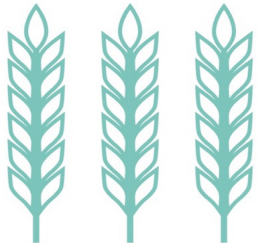


## Olive Tree Cottage, Whatfield Road, Nedging With Naughton, Suffolk, IP7 7BP



**Floor Area 1653 sq. ft / 153.59 sq. m**  
**Outbuilding Area 258 sq. ft / 23.90 sq. m**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



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