



BRETT COTTAGE

Ash Street | Suffolk



Chapman Stickels





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BRETT COTTAGE, ASH STREET, SUFFOLK, IP7 6QZ

AN UNLISTED VICTORIAN HOUSE SET IN SOME 0.5 ACRES OF DELIGHTFUL GARDENS TOGETHER WITH GARAGE AND A HOME OFFICE / STUDIO

- Hall • Kitchen / breakfast room • Utility / boot room • Cloak room • Sitting room •
• Dining room • Study • Garden room • Landing •
- Four double bedrooms (with one ensuite) • Family bathroom • Private gardens •
• Detached garage • Detached office / studio • Parking • In all, 0.51 acres •





The Property

Located in the centre of this picturesque rural Hamlet, Brett Cottage probably dates from the mid-19th century.

The original cottage was subsequently extended to the side and rear, culminating to a well-proportioned and individual family home which has much appeal.

The main, two-storey addition to the northern end of the house comprises the triple aspect kitchen / breakfast room which is fitted with slate worksurfaces on two walls, twin butler's sink, and an oil-fired range cooker. A further, single storey rear addition consists of the utility / boot room and the adjoining study, which enjoy views over the main garden.

The sitting room and dining room form the original part of the house, where the latter has retained the cast iron stove and herringbone brick floor. The twin aspect sitting room is generously proportioned, with an open fireplace. This room also gives independent access to the main bedroom with ensuite bathroom.

The remaining three bedrooms are accessed via a central landing, which combined with bedroom two are also part of the original dwelling. Bedrooms three, four and the shower room complete the two-storey addition.

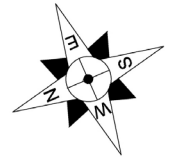
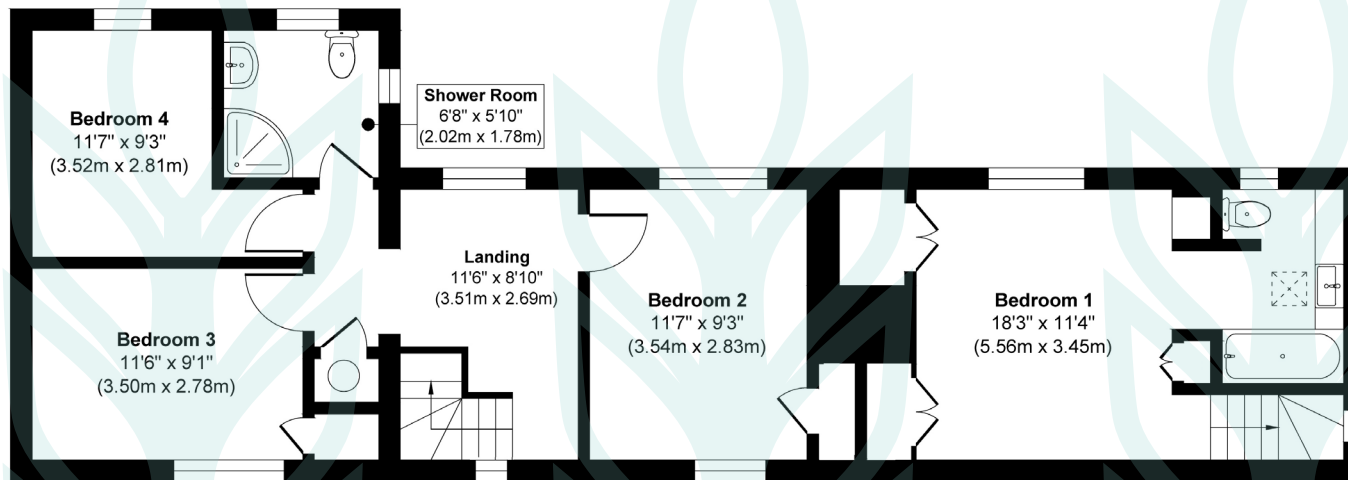
Outside, the property offers ample off-road parking which leads to the detached single garage. Beyond is the converted former washroom which has been previously used as an office, with a focal fireplace housing a mini stove.

The extensive gardens offer a good deal of privacy and seclusion, where areas of lawn meander through various established shrub and tree borders with a vegetable garden to one corner. Immediately behind the house is a pergola set above a patio which is ideal for outside entertaining.

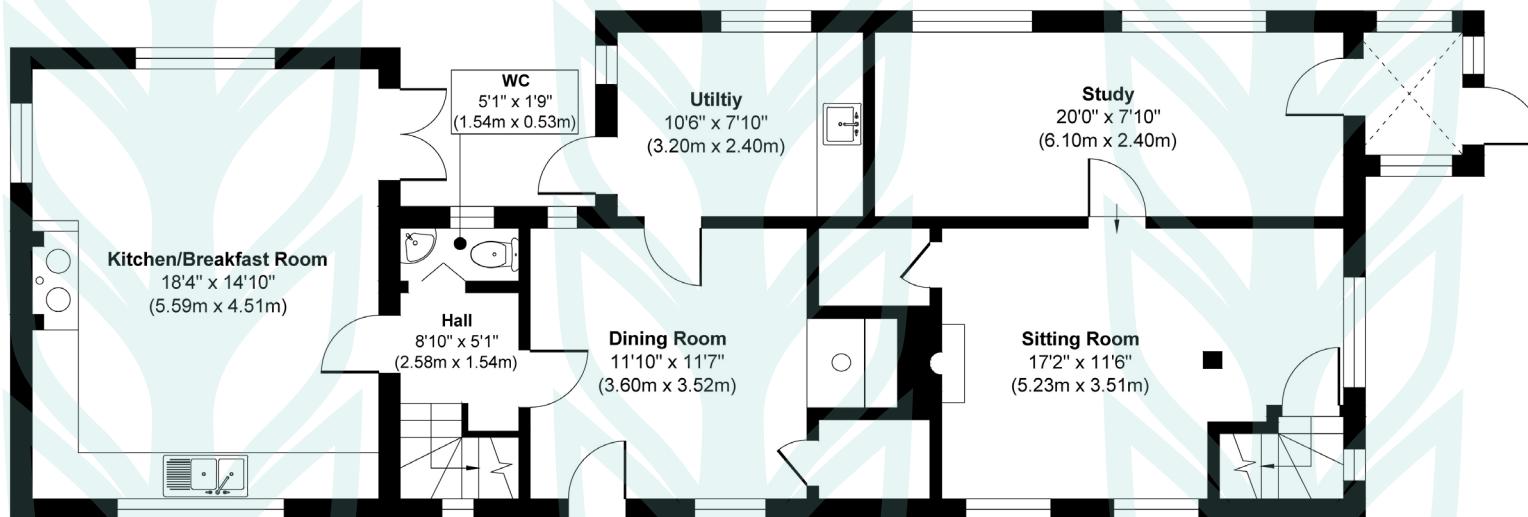




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First Floor
Approximate Floor Area
747 sq. ft
(69.38 sq. m)



Ground Floor
Approximate Floor Area
1033 sq. ft
(95.96 sq. m)

Approx. Gross Internal Floor Area 1780 sq. ft / 165.34 sq. m.

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Location

Ash Street is a quaint and peaceful hamlet which is well-placed for the daily amenities in Hadleigh, which is about 3 miles to the south. The immensely popular Hollowtrees farm shop is about 1.5 miles away towards Monks Eleigh. There is a well-respected primary school in Whatfield (about 1.5 miles) as well as in Kersey (about 2.3 miles).

Services

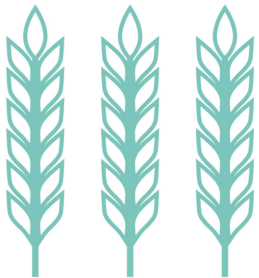
Mains water and electricity are connected. Oil-fired heating. Private drainage. Fibre optic broadband.

EPC Rating

Current F (25) Potential C (79)

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band F (2023)



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