



MANOR COTTAGE & ACKLAM BUNGALOW

Naughton | Suffolk



Chapman Stickels

MANOR COTTAGE & ACKLAM BUNGALOW, WHATFIELD ROAD NAUGHTON, SUFFOLK, IP7 7BS

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

Manor Cottage

- Entrance hall • Kitchen / dining room • Sitting room • Snug •
- Utility room • Cloakroom • Ground floor bedroom with ensuite •
- Landing • Four further bedrooms • Family bathroom •
- Double cart lodge with store • Off-road parking • Gardens •

Acklam Bungalow

- Entrance / sun room • Kitchen • Sitting room •
- Two bedrooms (one with ensuite) •

- In all, 0.55 acres •

The Property

Occupying a 'stand-alone' position in the rural parish of Naughton, Manor Cottage is a detached four / five-bedroom chalet bungalow which is set well back in some 0.55 acres.

Formerly a modest 1950's bungalow, Manor Cottage was significantly modified and extended in 2007, which also included the construction a detached cart lodge garage to the rear.

Following obtaining a certificate of lawful use, a rudimentary single storey outbuilding set to the far eastern part of the property was granted ancillary use to Manor Cottage. A subsequent planning application was successful in securing the subject annex as a separate residential dwelling, now giving scope for a replacement dwelling.

Manor Cottage itself provides versatile family accommodation which is set around a wide central hallway. The kitchen / dining room is generously proportioned, with the rear twin aspect kitchen area fitted on three walls with breakfast bar, further worksurfaces, integral appliances and numerous cupboards and drawers. A spacious utility room is adjacent, proving ample storage space with cloakroom.

A DETACHED CHALET BUNGALOW SET IN 0.55 ACRES WITH A SUBSTANTIAL OUTBUILDING OFFERING SCOPE FOR REDEVELOPMENT



The two reception rooms consists of the front snug with bay window, and the twin aspect sitting room which forms part of the 2007 works. The remaining ground floor comprises the main bedroom with ensuite shower and walk-in cupboard.

Via a central landing, the first floor offers four further bedrooms which are all served by a family bathroom.

Manor Cottage & Acklam Bungalow occupy a discreet rural setting which offers complete privacy. The main dwelling is set well back, with a shingle driveway to one side which defines the front lawn, with natural pond fronting the minor county lane (Whatfield Road).

The driveway continues to the rear, which provides further parking to the area with a detached cart lodge garage with store. In addition to a further expanse of lawn, the immediate garden consists of a sheltered dining terrace which is accessed via two sets of French doors via the kitchen and sitting room.

Beyond an established hedge (east) is Acklam Bungalow, which historically has been used as an ancillary annex. The annex is positioned centrally in about 0.23 acres and is located some 40 metres from Manor Cottage. Now granted as an independent dwelling, the annex offers considerable scope for redevelopment, subject to planning permission.

Location

Naughton is a quaint rural village with public house and church. The village is some 3 miles east of Bildeston and approximately 5 miles north of Hadleigh. Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

Mains water and electricity is connected. Oil fired central heating. Private drainage.

EPC Rating

Current D (65). Potential B (91).

Local Authority and Council Tax Band

- Babergh with Mid Suffolk District Council
- 1. Manor Cottage Band C (2025)
 - 2. Acklam Bungalow Band A (2025)



Manor Cottage / Acklam Bungalow, Whatfield Road, Naughton, Suffolk, IP7 7BS

Approximate Floor Area
Total Area - 2980 sq. ft / 276.79 sq. m

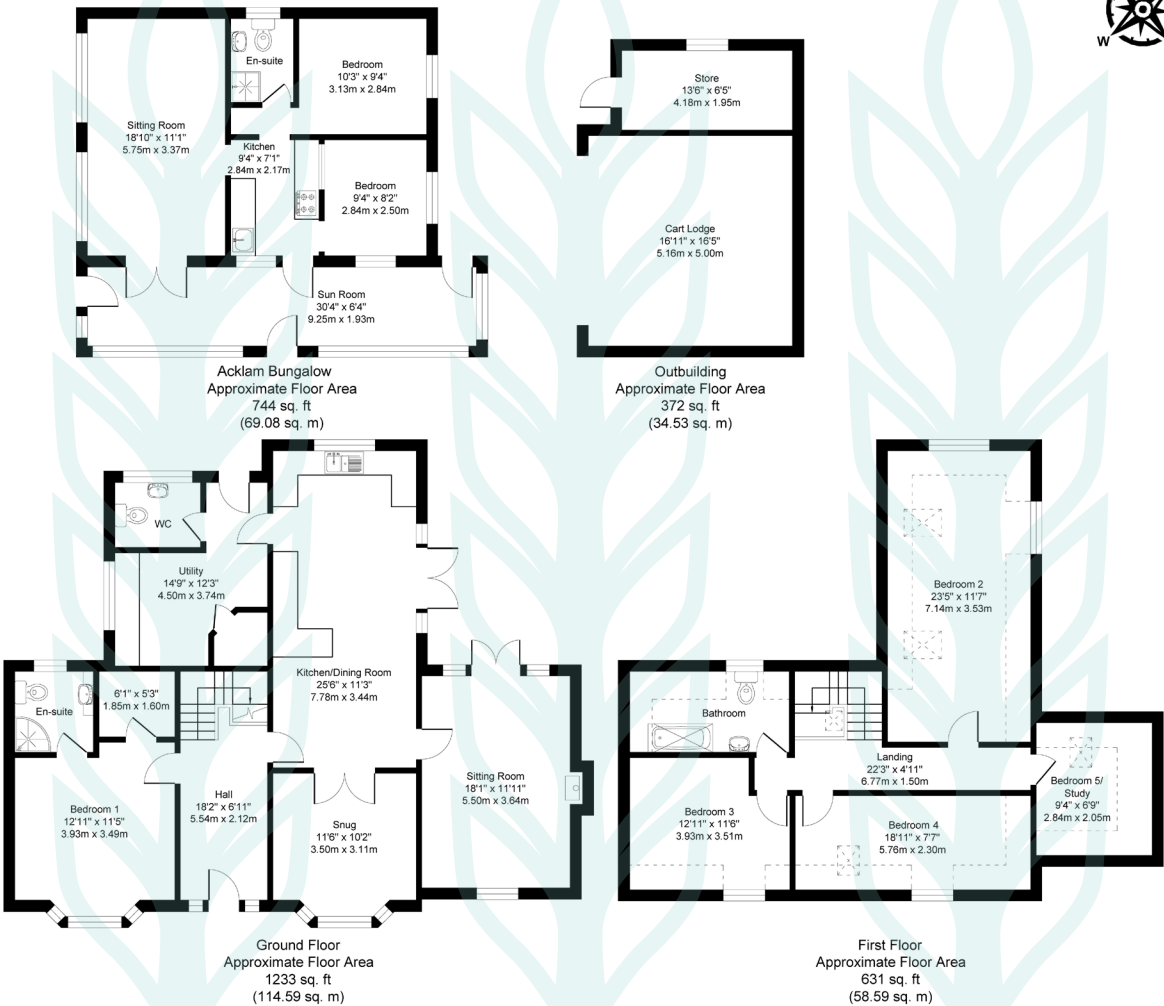


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Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



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