



# BROOK COTTAGE

Bildeston | Suffolk



Chapman Stickels



BROOK COTTAGE, 92 HIGH STREET  
BILDESTON, SUFFOLK  
IP7 7EB

Hadleigh – 5 miles  
Ipswich – 14 miles  
Bury St Edmunds – 15 miles

- Entrance hall • Sitting room • Dining room •
- Kitchen / breakfast room • Utility room •
- Four bedrooms • Two bathrooms • Off-road parking •
- Gardens •

### The Property

Brook Cottage is an imposing detached period house built in circa 1870, and is discreetly positioned in the heart of the sought-after village of Bildeston. Fortuitously unlisted, Brook Cottage has been sympathetically modernised and extended in recent years to create a comfortable family home.

Approached via a gravel drive, an entrance hall leads to the extensive ground floor accommodation with the two main reception rooms enjoying views over the pretty rear garden. Further accommodation comprises a kitchen/breakfast room with modern base and eye level units, a breakfast bar, induction hob with electric oven and an integrated dishwasher. Adjacent is a hall/boot room with an exposed brick fireplace housing an oil fired boiler. From this room lies Bedroom one, a self-contained room with ensuite bathroom, and French doors leading to a private courtyard garden. In addition to this there is also a downstairs shower and utility room.

On the first floor, a landing area provides access to three spacious bedrooms and a recently updated family bathroom.

## A CHARMING FOUR BEDROOM DETACHED HOUSE DISCREETLY POSITIONED IN THE CENTRE OF BILDESTON WITH PARKING AND GARDENS





Outside immediately to the rear of the house, a sun terrace spans the side and rear of the house and is combined with a well-maintained lawn surrounded by a border of attractive mature plants and trees.

#### Location

Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served by a thriving Post Office/General Stores, Doctor's Surgery, Primary School, the acclaimed Bildeston Crown, pubs, and the nearby Hollow Trees Farm Shop.

#### Services

We understand mains water and electricity are connected. Oil-fired heating.

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band E (2025)

EPC  
TBC





# Brook Cottage, High Street, Bildeston, Suffolk, IP7 7EB

Approximate Floor Area  
Main House - 1860 sq. ft / 172.87 sq. m

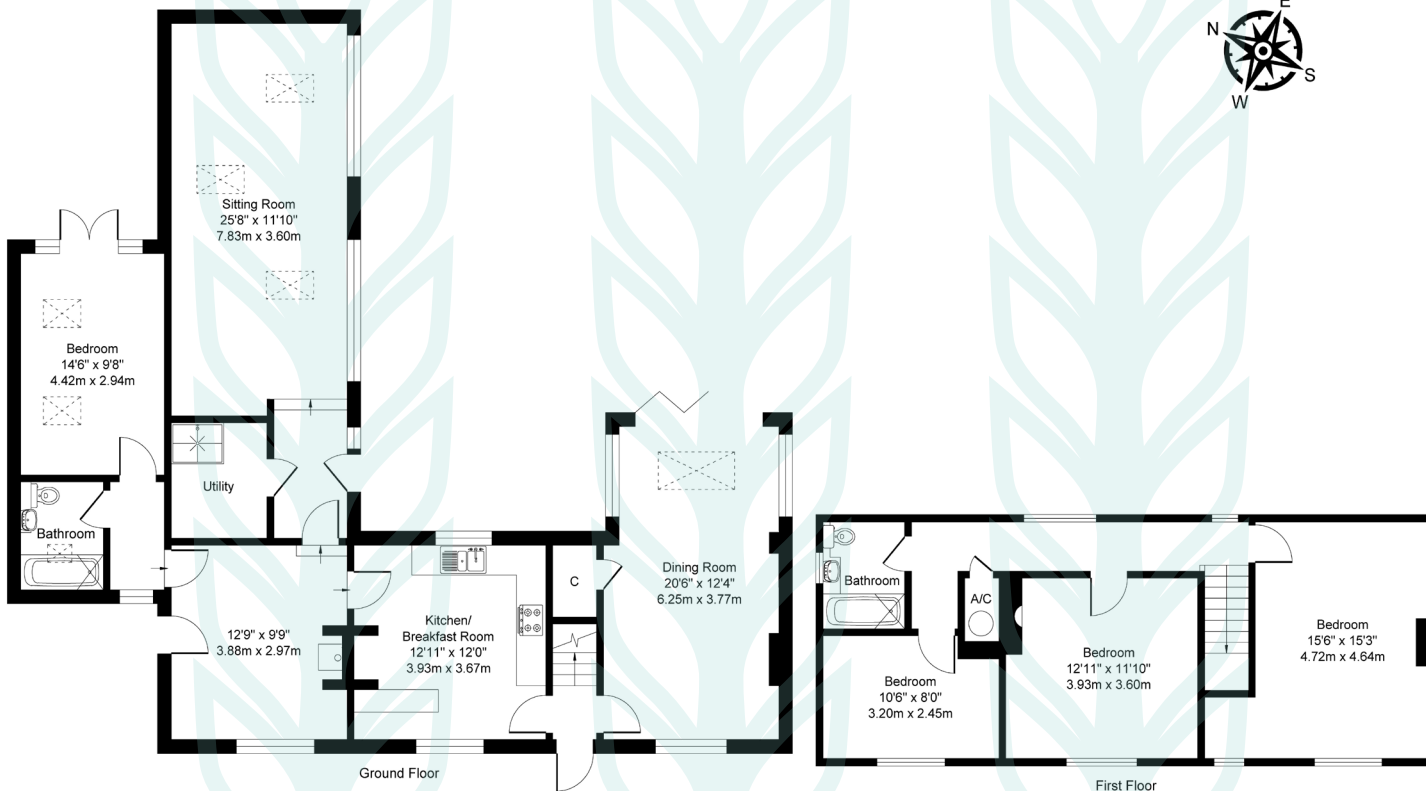


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