



The Street, Shotley
Offers In Excess Of £450,000

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OPEN FIELD VIEWS

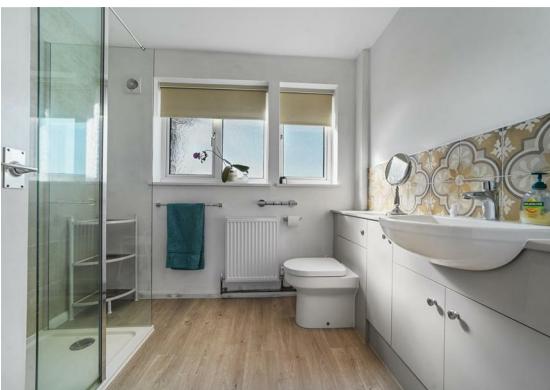
This spacious detached home offers flexible accommodation, ideal for families, multi-generational living, or those looking to enjoy a quieter village lifestyle. On the ground floor, a welcoming hallway leads to a versatile room that can serve as an extra bedroom or reception space, along with a practical shower room. There's also a separate dining room and a comfortable sitting room with a feature fireplace.

The kitchen breakfast room is a bright and functional space, well-suited to everyday living and family meals. Upstairs, there are three bedrooms, including a main bedroom with an en-suite shower room.

A standout feature of the property is the self-contained annex, which has its own entrance, cloakroom, and open-plan sitting room/kitchen diner. Upstairs in the annex, there is a double bedroom and bathroom—ideal for older children, guests, or extended family members.

Outside, the property includes a generous patio area, a lawned garden with hedging, a greenhouse, and two sheds. The outlook over nearby countryside adds to the sense of space and privacy.

Additional benefits include a block-paved driveway, a former garage now used as a workshop with power and lighting, and double glazing throughout. This home combines practical features with a peaceful setting, offering scope for a range of lifestyles.





- DETACHED HOME WITH SELF-CONTAINED ANNEX
- DESIRABLE VILLAGE SETTING
- OPEN FIELD VIEWS
- IDEAL FOR MULTI-GENERATIONAL LIVING
- DRIVEWAY PARKING
- VERSATILE WORKSHOP SPACE
- THREE RECEPTION ROOMS
- VIEWING HIGHLY RECOMMENDED

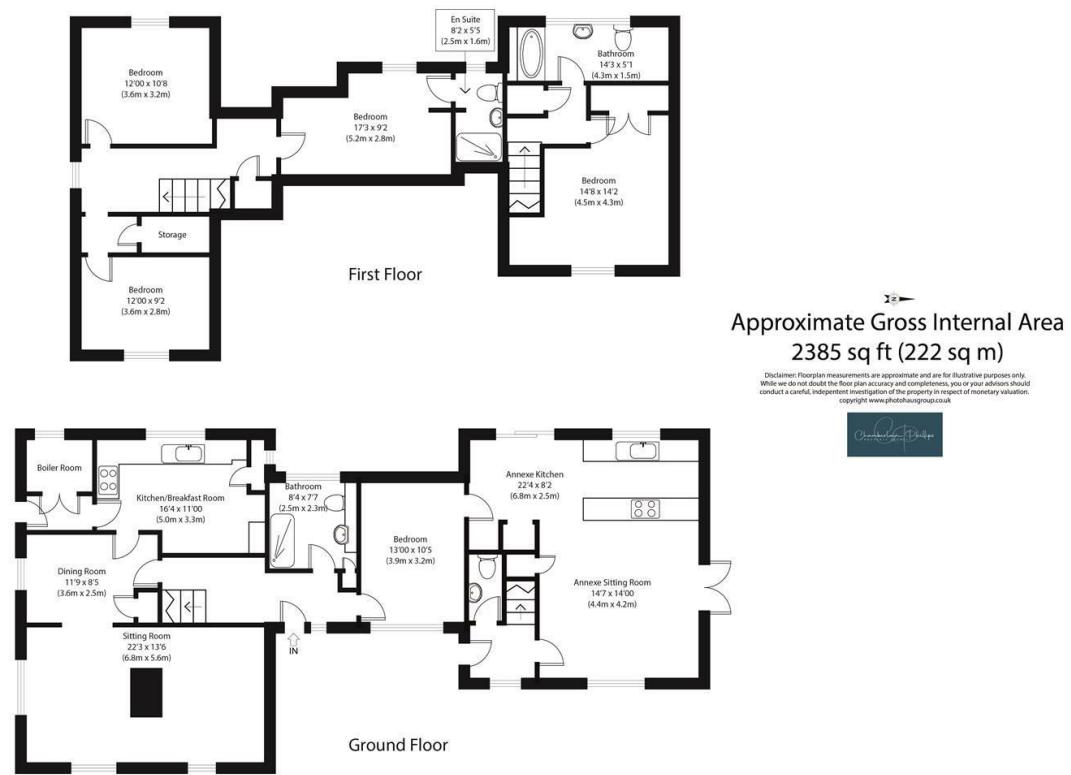
LOCATION

Nestled at the tip of the Shotley Peninsula, where the River Stour meets the River Orwell, Shotley is a peaceful Suffolk village offering scenic views and a strong sense of community. Surrounded by open countryside and coastal landscapes, it's a haven for walkers, nature lovers, and those seeking a slower pace of life. The village enjoys access to the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, with plenty of footpaths, cycle routes, and wildlife to discover.

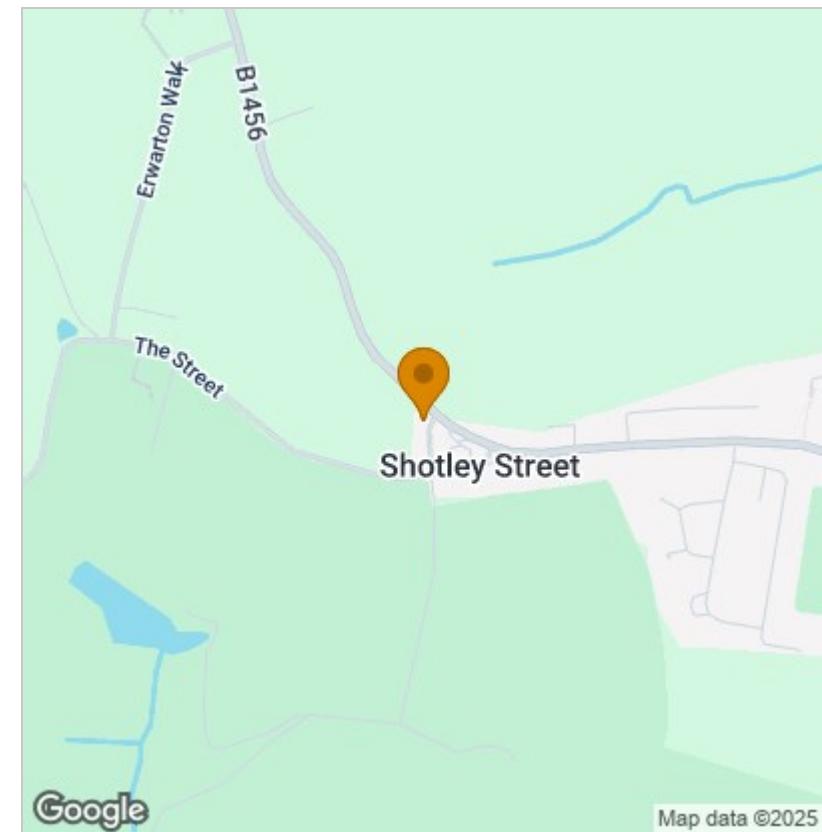
Despite its tranquil setting, Shotley is well-connected, with nearby Ipswich just a short drive away for a wider range of shops, schools, and transport links—including mainline rail services to London. The village itself offers local amenities such as a primary school, pub, and community services, along with a marina at Shotley Gate that's popular with sailing enthusiasts. With its blend of rural charm and coastal character, Shotley makes an appealing choice for those looking to enjoy life by the water without being far from town conveniences.

Agents notes:
Tenure - Freehold
Council Tax - Band D (Main house) Band A - Annex
Services Connected - Mains Electric/Water/Drainage
The annex has a separate electric supply.
Heating - Oil
Telephone & Broadband - EE, O2, THREE
Vodafone is Limited & Superfast broadband available.

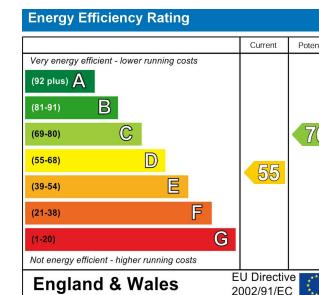
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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