



Church Road, Stutton  
£280,000



## Church Road, Stutton

Step into the charm and character of this delightful two-bedroom end-terrace cottage, a quintessential thatched home that perfectly blends historic appeal with modern living. Thoughtfully renovated by the current owners, this enchanting property dates back to the 1600s and is ideal for first-time buyers or those seeking a picturesque holiday retreat. Offered with no onward chain, this is a rare opportunity for a smooth and stress-free purchase.

The ground floor welcomes you with a warm and flexible living/dining space, cleverly designed with two distinct areas to suit your preferred layout. To the rear, the impressive kitchen/dining room serves as the heart of the home, perfect for everyday living and entertaining. A modern family bathroom and a practical utility area complete the downstairs accommodation.

Upstairs, two tranquil bedrooms offer cozy havens for rest and relaxation. Original features such as exposed beams and a striking period fireplace in the main bedroom add to the home's timeless charm.

Outside, the low-maintenance front garden is a blank canvas for green-fingered enthusiasts, while the rear has been converted to provide convenient off-road parking. Adding further value is a separate plot located just across the way, included in the sale, ideal for additional parking, a vegetable patch, or extra garden space.







- THATCHED PERIOD HOME
- SITUATED IN THE VILLAGE OF STUTTON
- OFF ROAD PARKING
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW BOILER
- ADDITIONAL GARDEN PLOT
- CHARACTER FEATURES THROUGHOUT
- VIEWING ADVISED
- NO ONWARD CHAIN

#### LOCATION:

Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

#### Agents notes:

Tenure - Freehold  
Council Tax - Band B  
Services - Mains Electric/Water/Drainage  
Heating - Radiators via Oil Boiler  
Mobile Coverage Indoor: o2 is available / Vodafone is Limited / EE & Three are unavailable  
Broadband: Superfast broadband is available at this address



Floor Plan



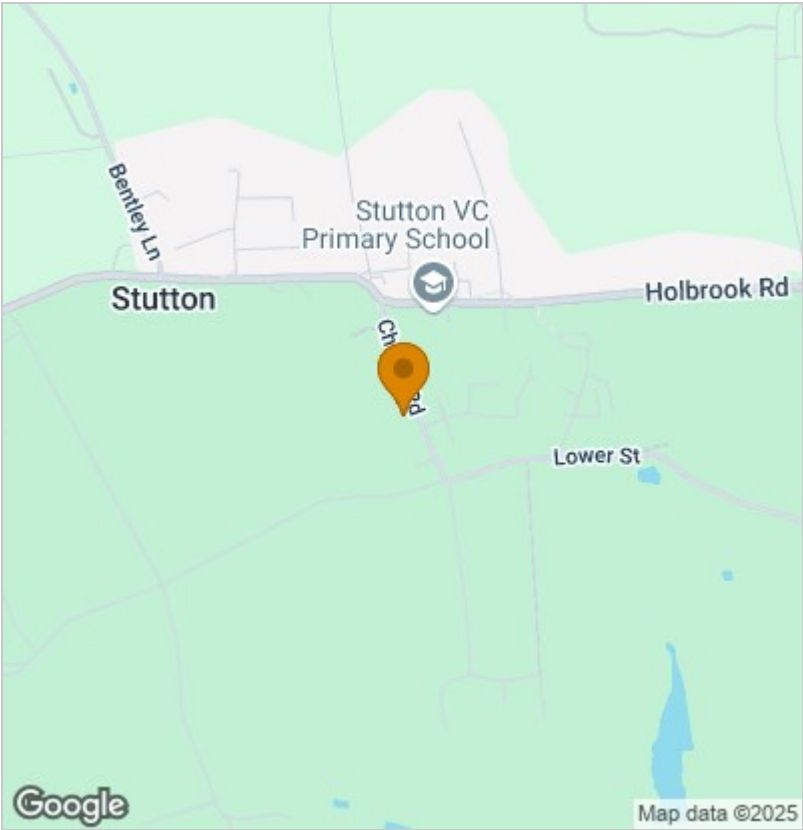
Viewing

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

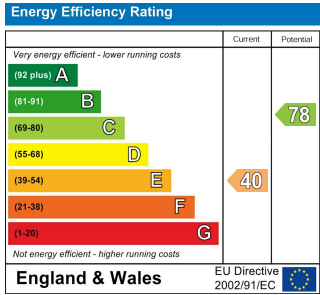
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold