



The Wonder, Tattingstone  
£350,000



## Tattingstone

*Set in a peaceful rural setting and surrounded by open farmland, this delightful semi-detached cottage sits within a generous plot in excess of a quarter of an acre. Enjoying a wonderful sense of space, privacy, and countryside views, the property offers a rare opportunity to create a dream home in an idyllic location.*

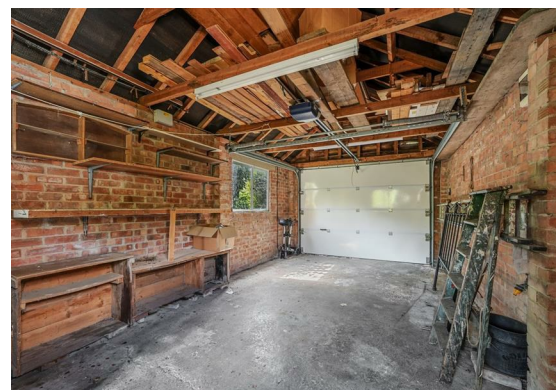
*The accommodation includes three generously sized double bedrooms, providing comfortable family living, while the existing layout presents excellent potential for extension and modernisation (subject to planning).*

*Externally, the property boasts a private driveway, detached garage, workshop, and a charming summer house ideal for hobbies, home working, or simply relaxing and enjoying the tranquil surroundings. The expansive gardens offer endless scope for landscaping or further development, and the rural backdrop ensures uninterrupted views and a true sense of escape.*

*Located within close proximity to the stunning Alton Water reservoir with its sailing, walking and wildlife opportunities, this is a perfect home for those who love the outdoors. Offered with no upward chain, this is a rare chance to secure a countryside home with exciting potential in a beautiful and ever-requested location.*







#### Property Setting:

*Nestled in the heart of the Suffolk countryside, Tattingstone is a highly regarded village offering the perfect blend of rural charm and everyday convenience. Surrounded by rolling farmland and the natural beauty of the nearby Alton Water reservoir, the village is a haven for outdoor enthusiasts, with scenic walking and cycling routes, sailing, and birdwatching all on the doorstep.*

*Tattingstone itself enjoys a friendly and traditional village atmosphere, complete with a well-regarded primary school, a characterful pub, and a close-knit community feel. Despite its peaceful setting, the village is just a short drive from the A137 and offers easy access to both Ipswich and Manningtree, the latter providing mainline rail links to London Liverpool Street in under an hour.*

*A true gem of the Suffolk countryside, Tattingstone is an ideal location for families, downsizers or those seeking a lifestyle change, offering countryside living with excellent connectivity.*

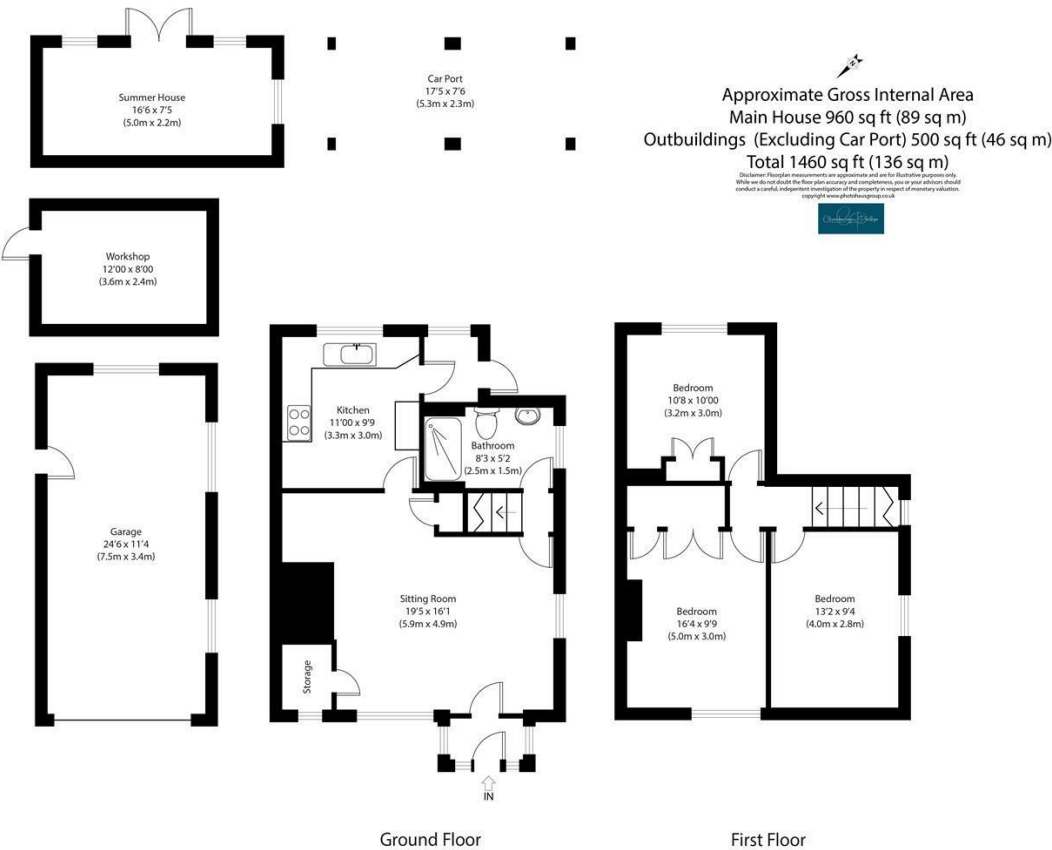
#### Important Information:

*Tenure - Freehold  
Council Tax - Band C  
Services Connected - Mains  
Electric/Mains Water/Private Drainage  
Heating - Oil boiler via radiators  
Telephone & Broadband - 02 is available, Vodafone is likely & EE & Three mobile networks limited  
Broadband - Ultrafast broadband is available*





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

