



The Thatched Cottage, Malting End, Wickhambrook

Guide Price £720,000

LEE WILKINSON

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The Thatched Cottage, Malting End, Wickhambrook

Lee Wilkinson Estate Agents are pleased to offer for sale this substantial Grade 2 listed period home, with grounds of over 0.4 acres (sts). On the ground floor, the property benefits from two separate reception rooms, as well as a superb farmhouse style kitchen diner, all of which have Inglenook fireplaces. The first floor is accessed via two staircases, with the accommodation providing three double bedrooms, with the master being of exceptional size, and benefitting from a ensuite shower room. The views from both the property and the gardens are exceptional, with un-interrupted views over fields and All Saints Church providing an idyllic backdrop. The village of Wickhambrook offers great local amenities including outstanding primary school, village stores and Post Office, Doctors surgery and Public House, with the nearby towns of Clare, Bury St Edmunds, Haverhill and Newmarket offering comprehensive leisure and retail facilities.

Ref; LW0712





Wooden entrance door leading into;

Entrance Hall

2.52m max x 2.33m max (8'3" x 7'7")

Traditional brick floor, with window to front aspect. Perfect space for coat and shoe storage. Doors through to;

Utility Cupboard

1.16m x 1.45m (3'9" x 4'9")

Space and plumbing for both washing machine and separate dryer, as well as space for additional fridge/freezer. Brick floor. Window to side aspect.





Cloakroom

1.21m x 1.47m (3'11" x 4'9")

Corner W/C and cloakroom handbasin. Brick floor and window to side aspect.

Kitchen/Dining Room

5.64m max x 5.38m max (18'6" x 17'7")

Undoubtedly the heart of this lovely home, designed as a traditional farmhouse kitchen, with space for a large dining table. The kitchen units are cream shaker style wall and floor cupboards, with complimentary worksurface over and 1½ bowl ceramic sink inset, with mixer tap over. Single oven with gas hob and extractor over. An AGA range, which is set into the Inglenook fireplace, provides both cooking and hot water facilities. Integral dishwasher and fridge/freezer and floor mounted boiler. Large walk in pantry cupboard, providing plenty of storage. Part tiled walls. Windows to both front and rear aspects, and stable style door into rear garden.



Sitting Room

4.45m max x 6.75m max (14'7" x 22'1")

An impressive and social room, with large Inglenook fireplace, housing a multi fuel stove on a brick hearth. Exposed beams, and tiled floor throughout. Stairs to first floor with storage cupboard under, as well as built in book shelves. The room is bathed in natural light with two windows to the rear aspect, providing great views of the garden, and two further windows to the front. Wooden door to rear garden patio area. Latch and brace door through to;

Snug

4.38m max x 3.64m max (14'4" x 11'11")

Inglenook fireplace with brick hearth, and alcove built in bookshelves to one side. Tiled floor. Another fantastic bright room, benefitting from windows to three aspects. Door through to stairs, taking you up to bedroom three.



1st Floor - Bedroom 3

4.22m x 2.8m (13'10" x 9'2")

Wide oak floorboards. Windows to side and front aspects and door through to;

W/C

1.9m max x 1.28m max (6'2" x 4'2")

W/C and counter top glass hand basin set on stone surface, with storage under. Wood panelling to one wall.

Landing

(Accessed from the Sitting Room staircase). Galleried landing with traditional latch and brace doors through to;





Master Bedroom

6.91m max x 5.45m max (22'8" x 17'10")

A truly impressive, well proportioned room, with a substantial amount of built in wardrobe and storage space. Access to loft space. Windows to both side and front aspects, with the side one giving particularly pleasant views over fields and All Saints Church in the distance. Door through to;

Ensuite

2.18m max x 3.43m max (7'1" x 11'3")

Three piece suite comprising shower enclosure benefitting from a power shower within, W/C and pedestal hand basin. Superb views over the rear garden and adjacent fields. Heated towel rail. Tiled floor and part tiled walls

Bedroom 2

4.29m x 3.16m (14'0" x 10'4")

Window to front aspect.

Bathroom

2.26m max x 3.04m max (7'4" x 9'11")

Four piece suite comprising shower enclosure, W/C, panelled bath and pedestal wash basin. Part tiled walls.

Outside

Garden Studio/Office

3.94m x 3.96m (12'11" x 12'11")

A superb additional room, with full height windows to two sides providing plenty of natural light. Power, light and internet connection, all in place.

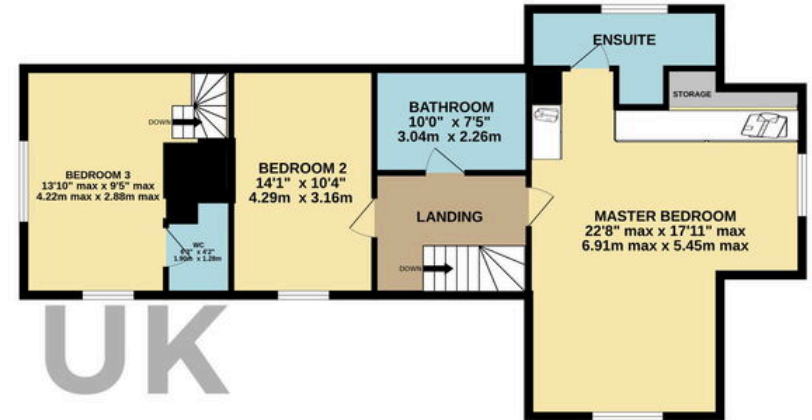
Outside

The gardens of this property are one of the undoubted highlights, extending to over 0.4 acres (sts), in total. To the front of the property is a shingled driveway providing parking for numerous vehicles. The garden meanders around all sides of this home, with mature beds, to the front, the studio/office, shed and log stores to one side, and a wooden sleeper and shingle patio seating area, to the other side, taking in the splendid views. The main part of the garden though, is to the rear, and has been designed, to create a practical and impressive space. Adjoining the house is a paved patio providing the perfect space for outdoor entertaining. The remainder of the garden is mainly laid to lawn, with both standard and fruit trees interspersed. There is a potting shed, greenhouse and vegetable garden, as well as a wildlife pond. There is also the added benefit of having its own well at the bottom of the garden, providing water for plants etc. The garden is enclosed by both hedging and fencing. The current vendor has stated there was a planning application for a separate dwelling to the rear of the garden, which has lapsed some years ago.

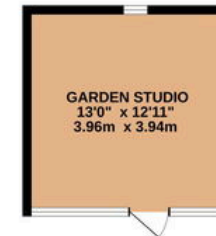
GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



OUTBUILDING
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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