

oakheart



£695,000

Wyatts Lane, Little Cornard

A charming and characterful three bedroom detached grade II listed thatched cottage occupying an elevated position enjoying far reaching panoramic countryside views sat upon grounds totalling 0.94 acres. Offering character features throughout whilst enjoying the convenience of contemporary living standards, this home is not one to be missed!

Upon approach this home sits behind a raised bank lawned frontage with block paved driveway allowing secure gated parking for several vehicles. Entry is gained via an internal entrance porch. The lounge is a generous space finished with oak floor boards, exposed timbers

throughout and an inglenook fireplace with wood burning stove sat upon a brick hearth. The lounge opens through to the kitchen offering a contemporary finish comprising of a range of sleek grey floor and wall mounted units topped with white stone work surfaces, integral oven, integral dish washer, induction hob with stainless extractor fan, purple glass splash backs and inset sink and drainer unit. Off the kitchen is a utility area offering further work surface and storage space with plumbing for a washing machine and stainless steel sink and drainer unit with chrome mixer tap. The second reception area enjoys bright accommodation space with oak flooring and dual aspect windows with double doors opening to a paved

seating terrace. Concluding the ground floor is the family bathroom providing a four piece suite comprising panel bath, cubicle shower, vanity unit and low level WC. To the first floor are three impressively appointed double bedrooms, of which the principal bedroom offers ensuite facilities whilst the second and third bedrooms enjoy exposed timbers.

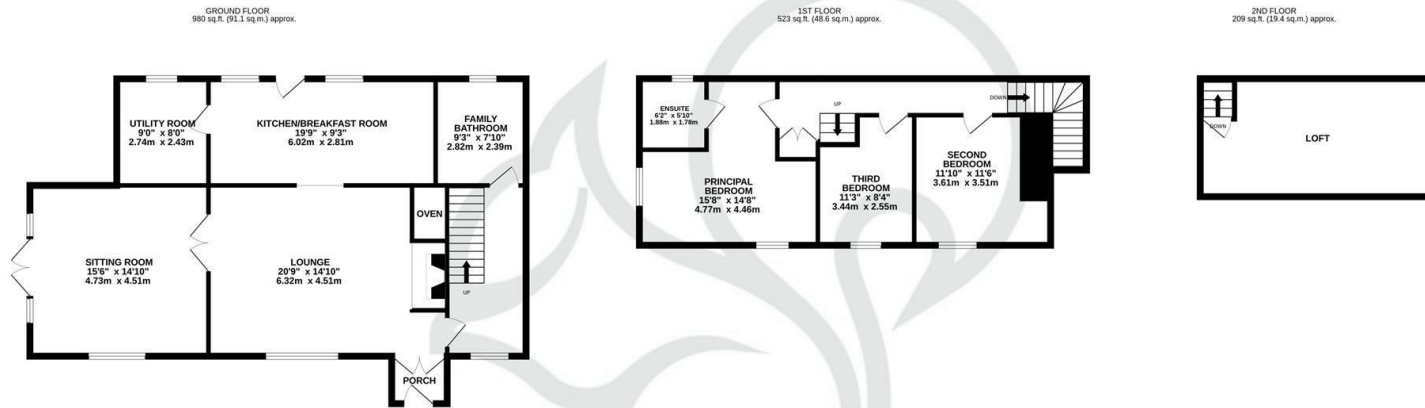
Externally this property boasts generous, mature and versatile grounds with the main portion of the gardens laid to lawn with several seating terraces and out buildings leading to an expanse of woodland surrounded by rolling farmland and green space.











TOTAL FLOOR AREA: 1713 sq.ft. (159.1 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Oakheart Sudbury
 01787 322 322
 sudbury@oakheartproperty.co.uk
 18a Market Hill, Sudbury, Suffolk, CO10 2EA

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