

oakheart

£795,000

Clay Hall Lane, Acton

Nestled within a private setting in the quaint Suffolk village of Acton is this substantial and charming three bedroom Grade II listed thatched cottage. Sat upon grounds totalling 1.65 acres enclosed by mature hedging abutting rolling farmland and green space, this property makes for the perfect countryside residence

Upon approach this home is located behind a substantial gated driveway and impressive lawned front garden housing a variety of established trees and shrubs. Entry is gained via a storm porch to a bright and welcoming entrance hall laid with solid oak flooring that runs through to the study and lounge. The lounge is a bright and airy

space making a feature of a wood burning stove sat within an exposed brick fireplace with timber bressummer and stone hearth. The lounge further features exposed oak beams that run consistently through the property. Neighbouring the lounge is the dining room, this welcoming space enjoys generous natural light flow from dual aspect windows. The kitchen enjoys a traditional finish with a central wood topped island fit with a range of shaker style floor and wall mounted units topped with solid wood work surfaces, Rangemaster style cooker, integral fridge/freezer, butler sink and chrome mixer tap. The sitting room is located off of the kitchen providing further versatile accommodation space. Concluding the

ground floor is the study, this space offers the possibility of use as a fourth bedroom opening to the shower room with WC. To the first floor are three impressively appointed bedrooms, of which all allow ample space for double beds with the principal suite positioned to the middle of the property. The family bathroom provides a free standing bath tub with low level WC and vanity unit.

Externally this property enjoys grounds totalling 1.65 acres, mostly laid to lawn with a decked area with summer room providing the perfect entertaining space. The land provides further potential to incorporate a paddock if required.





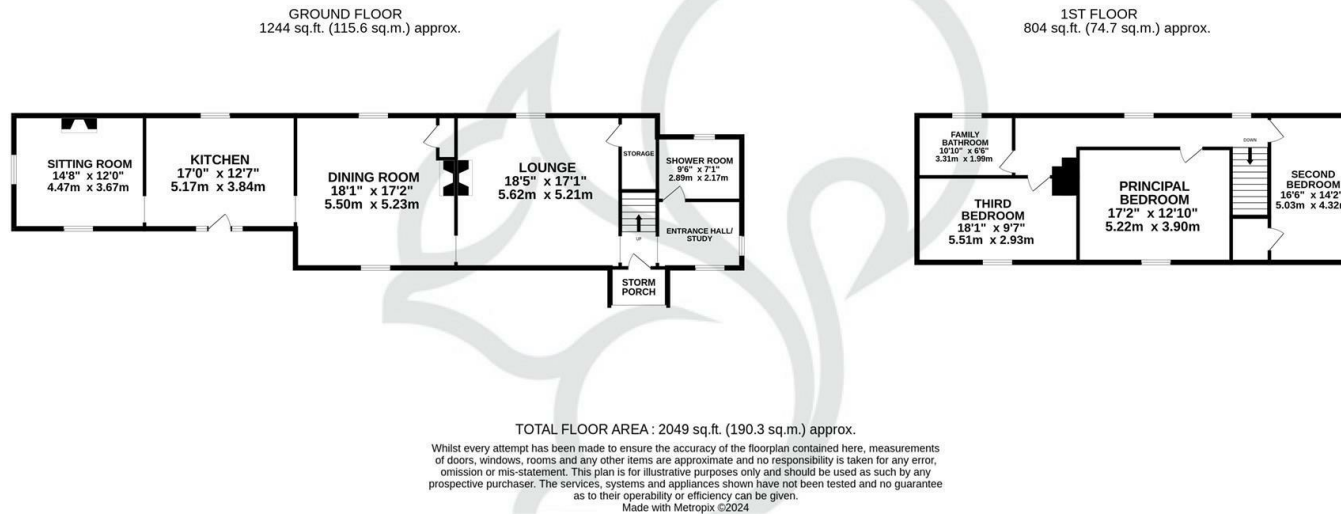




Local Authority:

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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