

**oakheart**



£400,000

Offers Over

Drury Lane, Ridgewell

Set within the attractive and well-served village of Ridgewell, this delightful unlisted cottage blends character, comfort and generous outdoor space. Ridgewell itself offers a welcoming community with a village pub, parish church, school and a variety of period architecture centred around the village green. The location provides convenient access to nearby towns including Clare (4 miles), Haverhill (5 miles) and Halstead (10 miles), with Cambridge, Colchester, Chelmsford and Bury St Edmunds all approximately 25 miles away.

The property is presented in excellent condition and showcases a wealth of original features, including exposed beams, brickwork and charming fireplaces.

With off-road parking, generous gardens and well-arranged accommodation, it makes for a wonderful home in a peaceful village setting.

A front porch with oak flooring sets the tone, opening into a beautifully presented interior. The sitting room is an inviting open-plan space with exposed timbers, feature fireplace with an electric log burner, oak flooring and a front aspect window. This flows naturally into the dining room, another characterful reception room with exposed beams, an open fireplace with cast iron grate and bressummer beam, engineered oak flooring and a staircase rising to the first floor.

The kitchen/breakfast room is well-equipped with a comprehensive range of units, an integrated oven, grill, induction hob, dishwasher and a 1.5 bowl sink. There is ample room for a breakfast table, complemented by roof windows and views over the rear garden. A door leads through to the utility room, which offers quarry-tiled flooring, space for appliances, a recently installed boiler, ample storage and a stable door to the outside.

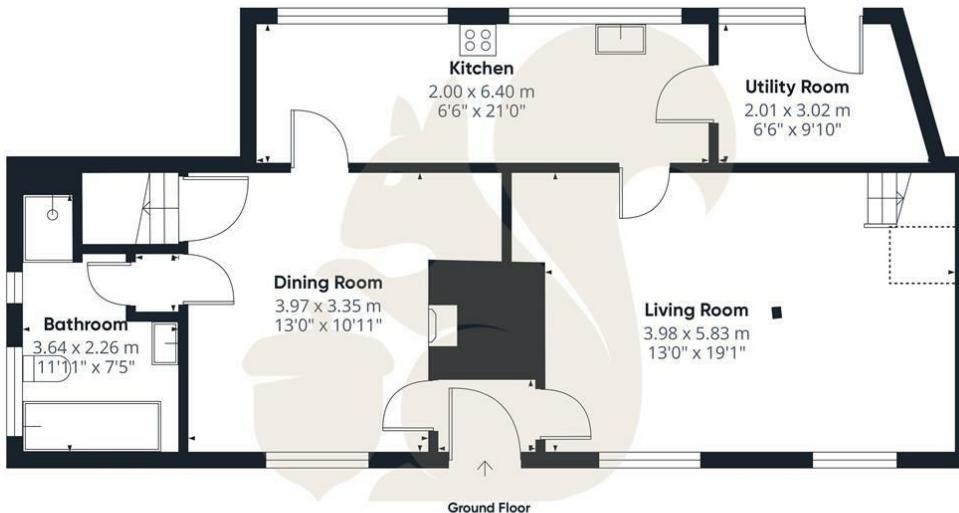
The ground floor bathroom is stylishly appointed with a freestanding ball-and-claw bath with shower attachment, separate shower cubicle, vanity unit, WC and heated towel rail.











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

Approximate total area<sup>(1)</sup>

105 m<sup>2</sup>  
1130 ft<sup>2</sup>

Reduced headroom  
12.7 m<sup>2</sup>  
136 ft<sup>2</sup>

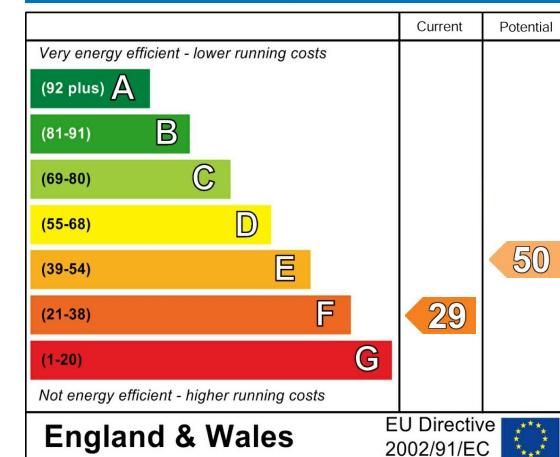
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating



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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