

Doctor's Meadow  
Cottage Walpole  
Road  
Bramfield



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# Doctor's Meadow Cottage Walpole Road

## Guide Price £750,000

Welcome to Doctors Meadow Cottage, a charming home nestled in the picturesque village of Bramfield. This character-filled property boasts a beautifully secluded plot with something for the whole family.

Upon arrival, you are greeted by a charming entrance hall that offers access to the main living room, boasting a fantastic space with exposed brickwork, beams, a large log burner and space for an array of furniture. From here you then have the garden room, which is currently being used as a dining room and boasts triple aspect windows, 2 skylights and a door to the garden, with further exposed beams and tiled flooring. The living room then also offers access to a hallway with stairs to the first floor and an open way to the second sitting room, an 'L-shaped' space offering versatile usage with French doors to the rear garden, a 3-piece suite with shower, wash basin and W/C, and a ground floor double bedroom which could alternatively be used as a home office, or even presents great scope for an annexe.

Back through the living room, you will then find the kitchen. Featuring stunning handmade units, exposed timbers, and a cosy wood burner, with large windows providing lovely views of the pond and garden, creating a warm atmosphere and space for the whole family. Here, you then have access to both the snug and the utility area. The snug presents a cosy, homely space with room for a sofa or additional furniture, and offers a charming wood burner for those colder days. The utility provides a good space connecting to the laundry room, with space for storage and various white goods, but also features tiled flooring for muddy boots and paws after a day exploring the local countryside.

To the first floor landing you will find access to the main 3 bedrooms and bathroom. The master suite boasts a generous room with plenty of room for a double bed and additional furniture, with built-in storage and an ensuite with a separate bathtub to the W/C, wash basin and bidet. Bedroom 2 offers an equally generous size with built-in storage, with bedroom 3 presenting a good size double room. The family bathroom then comprises a 3-piece suite with a bathtub, w/c and hand wash basin.

One standout feature of this property is the double garage offering not only storage and a very impressive workshop, but also a 2 / 3 bedroom self-contained annexe with separate access to the side. On the ground floor, situated to the rear of the garages/workshop, you will find the spacious kitchen offering a range of wall and base units, space for a free-standing fridge-freezer, a cooker with hob and extractor over, dual aspect windows to the side and rear allowing for an abundance of light. Not to mention plenty of space for a dining table or additional furniture. From here, you then have access to the entrance hall and stairs to the first floor. On the first-floor landing, you have access to all rooms. The first two rooms present good sizes with plenty of room for a double bed and additional furniture, with the last bedroom offering space as a small single or potential home office. Here you also have the shower room offering a modern 3-piece suite with shower cubicle, w/c and hand wash basin. Lastly, but by no means least, the exception lounge. Not only presenting a tremendous size with scope for numerous layouts, this space is heavily complimented by the arched window overlooking the front of the property and fields beyond.

The property itself then sits on a very generous plot that has been lovingly landscaped to offer something for the whole family to enjoy. To the front of the garage, you will find off-street parking for multiple vehicles, with an enchanting area to the front of the property laid to brick and mature shrubs. To the rear of the property, the majority of the gardens are laid to lawn, with an array of fruit trees and various mature shrubs, with a courtyard-style garden to the rear of the property offering a delightful place to sit and relax.

### Agents notes...

A pre-recorded walkaround tour is available for this property - Council Tax Band E



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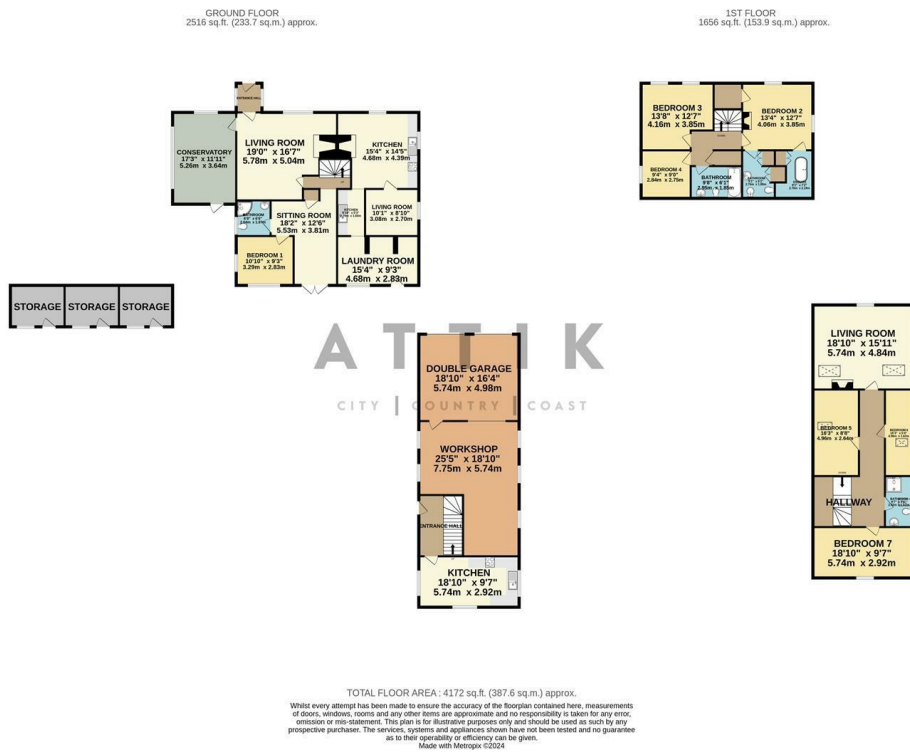
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Local Authority  
East Suffolk Council

Council Tax Band  
E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 and potential buyers/tenants are advised to recheck the measurements



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