

oakheart

£270,000

Offers In Excess Of  
Mill Road, Mendlesham



Nestled on the rural Mill Road in Mendlesham, this Thatched cottage is a true gem waiting to be discovered. Dating back to the 1600s, this exemplary residence exudes character and history, boasting beautiful original features that will transport you back in time.

As you step inside, you'll be greeted by a quirky hallway with a winding staircase to the first floor. The main living area on the ground floor consists of a cosy yet spacious and airy open plan living room / kitchen. This inclusive reception area offers a wealth of character with an array of exposed timbers and casement windows offering views over beautiful countryside. The lounge area centres toward a large inglenook fireplace where the current owners have their TV. The kitchen is a pretty traditional style with a wealth of storage at

low levels whilst also boasting metro tiled splash backs and plenty of space for white goods.

On the first floor the countryside views only improve! On the first floor there is a well appointed landing that furthers to the family bathroom and the luxury master bedroom. This extensive bedroom offers plenty of space which is only enhanced by a considerable walk in wardrobe. The family bathroom is a large space for the family to make use of, it consists of a bath with a shower over, a low level WC and a wash hands basin in a traditional design. Completing the property is the top floor bedroom that is a considerable size and full of character.

Outside, the large back garden is divided into two sections, offering ample space for outdoor activities and gardening enthusiasts. The patio area is a lovely place to entertain in the warmer summer months, it furthers to a vegetable patch and a garden gate that opens into a considerable lawned stretch that is perfect for younger family members. It also has a timber built shed for additional storage.

Lastly there is off road parking available for two vehicles abutting the garden fence.











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

80.56 m<sup>2</sup>  
867.14 ft<sup>2</sup>

**Reduced headroom**

12.66 m<sup>2</sup>  
136.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**

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.

Oakheart Bury St Edmunds  
01284 331077  
bury@oakheartproperty.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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