



Walnut Tree Cottage, Brandeston, Suffolk



A charming three bedroom semi-detached cottage located in the sought after village of Brandeston. Set back from the road on the edge of the village, this charming character cottage offers three double bedrooms, two bathrooms, bespoke kitchen, delightful gardens and rural views.

LOCATION Brandeston is a very popular village with a fantastic independent school Brandeston Hall School (which is now called Framlingham College Prep School) and also benefits from a well-used village hall. The market town of Framlingham lies approximately 4 miles away and is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Wickham Market train station is approximately five miles away with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The heritage coastline at Aldeburgh lies approximately 17 miles away.



- **Character Cottage**
- **Desirable Village Location**
- **Three Double Bedrooms**
- **Two Bathrooms**
- **Utility Room**
- **Parking for Multiple Vehicles**
- **Period Features**
- **Charming Gardens**

53 THE STREET – INTERIOR A stable door leads into the bright kitchen with lots of natural light with windows to the front and side and oak flooring. The bespoke oak kitchen has integrated appliances, ceramic butlers sink and granite worktops. The kitchen opens into a spacious dining room with oak wooden flooring and windows to the front and glazed double doors leading out to the back garden. The sitting room has a wealth of original features with exposed beams and open studwork, large brick fireplace with bressumer beam and inset wood burner and further door leading to the garden. Leading off the sitting room is a small lobby leading to a practical utility room with plenty of space for a washing machine and tumble dryer, butlers sink and back door into the garden. There is a cloakroom with wc and basin.

From the sitting room stairs lead up the first floor. On the left is the large master bedroom with generous fitted wardrobes and dual aspect windows with tranquil field views across the garden. This leads into the study and the en-suite shower room with large shower, wc and basin set into a vanity unit. The main bathroom is light and airy with a P shaped bath with shower over, basin and wc set into a vanity unit. The second bedroom is a generous double room with a large storage cupboard and window to the front.

A further set of stairs leads to the third double bedroom set in the eaves with a large dormer window with fields views. There is a fitted wardrobe, exposed brick chimney breast and access to the remaining eaves loft area.



53 THE STREET - EXTERIOR To the front is a five-bar gate offering easy access to the large, gravelled parking area to the front of the house. There is a generous front garden with hawthorn hedge and mature flower beds. The rear garden has a natural stone patio benefiting from the sun well into the evening and with idyllic field views beyond. There is a large lawn area and mature flower beds with path leading around the edge of the house and leading to a tucked away area to the side where there is a shed, oil tank and outside store housing the oil-fired boiler.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk

Tax Band: B

EPC: D

Postcode: IP13 7AA

What3Words: ///spins.wiser.domain

SERVICES Oil Fired Central Heating, mains drains, water and electricity. Wood burner to Sitting Room.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

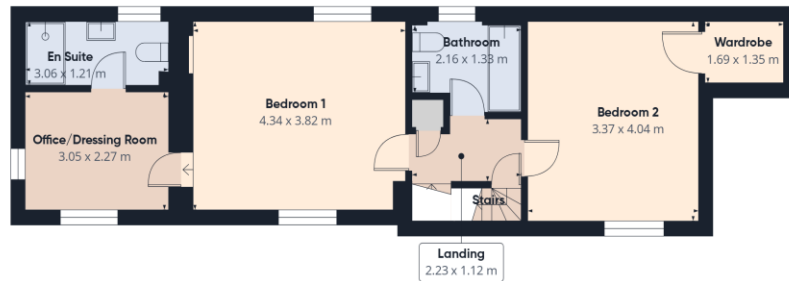
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Ground Floor



Floor 1



Floor 2



Approximate total area[®]
135.7 m²
Reduced headroom
7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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