



White Cottage, School Lane, Easton, Suffolk



A charming four bedroom period property situated in the highly sought after village of Easton
4 BEDROOMS* STUNNING KITCHEN* PLENTY OF OFF ROAD PARKING* DOUBLE GARAGE AND STORE

LOCATION Easton is approximately five minutes drive from the A12 and is a pretty, sought after village located between the towns of Woodbridge and Framlingham. White Cottage is located on a quiet, single track, no through road. in the centre of the village. Easton Village itself is well serviced by both its own primary school and falls within the catchment for the highly sought after Thomas Mill High School. The village has a popular pub, a cricket and a bowls club, and Easton Farm Park is a local attraction for family days out, running a number of events throughout the year. The nearby railway station at Campsea Ashe is just 5 minutes drive, has a direct link through to London Liverpool Street. Framlingham offers a range of independent shops, cafes and restaurants and is known for its twelfth century castle.



- Entrance Hall
- Sitting Room
- Snug / Playroom
- Kitchen /Dining Room
- Utility Room and Cloakroom
- Principal Bedroom with En-suite
- 3 Further Bedrooms
- Family Bathroom
- Private Garden
- Parking Area plus 3 Bay Cart Lodge

SCHOOL LANE - INTERIOR A large wooden door with windows either side welcomes you into a bright Entrance Hall which benefits from oak flooring, and exposed timbers, and has a stable door at the opposite end leading to the rear garden. The Sitting Room, to the left of the Entrance Hall, is a spacious, bright room with bi-fold doors to the garden and a recently installed log burner. Opposite the Sitting Room is a Snug/Playroom which was part of the original cottage and has a woodburner set into a pretty brick surround and built in shelving to the side. A door leads through into a lobby. There is a downstairs cloakroom off the lobby with a wc and corner wash hand basin. The stunning Kitchen has a wealth of bespoke wall and base units with quartz stone work surfaces, space for a six burner range cooker, a wine rack fitted in the chimney breast, integral dishwasher and space for a large fridge/freezer, as well as an ingenious pantry/bakers cupboard with working surface, shelves and deep drawers. As the Kitchen is of such a generous nature there is plenty of room for dining. The original front door is in the Kitchen but not used by the current owners. The Utility Room is off the Kitchen and has space for a washing machine and tumble dryer, with shelving and worktop above, giving plenty of additional storage.

A bespoke staircase leads to the first floor which has a large square landing and is flooded with light from the Velux window. To the right is a Dressing Room which in turn leads into the Master Bedroom which is dual aspect and overlooks the garden. The Master bedroom also has an En-Suite Shower Room comprising; corner shower, wc, wash hand basin, tiled floor and heated towel rail. To the left a hallway leads to a further generous landing space with a window. Doors lead off to three further bedrooms (one being a small double or large single) all with windows overlooking the front. The Family Bathroom has a bath, large corner shower and wash hand basin set in attractive stand, wc, tiled flooring and window overlooking the rear garden.



SCHOOL LANE - EXTERIOR The property has a small border to the front, and to the side there is a shared driveway, which this property owns and the neighbouring properties only have right of way over, which leads to the rear of the property, where you will find ample parking for several vehicles. There is a 3 bay cart lodge with open storage area and double garage - all with power and light connected.

From the parking area a garden gate leads you into the private enclosed rear garden which is mainly laid to lawn, in one corner there is a summer house which is fully insulated, with power and light and internet connection. A few steps down lead to a lovely brick patio area with raised beds and plenty of space for outside dining.

The sheltered front door is located to the side of the house. To the right of the front door is a handy store cupboard which houses the boiler and externally there is a neat bin store.

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

EPC: E **Tax Band:** C **Local Authority:** Suffolk Coastal District Council

Post Code: IP13 OES

What3Words: ///sprouted.offers.teachers

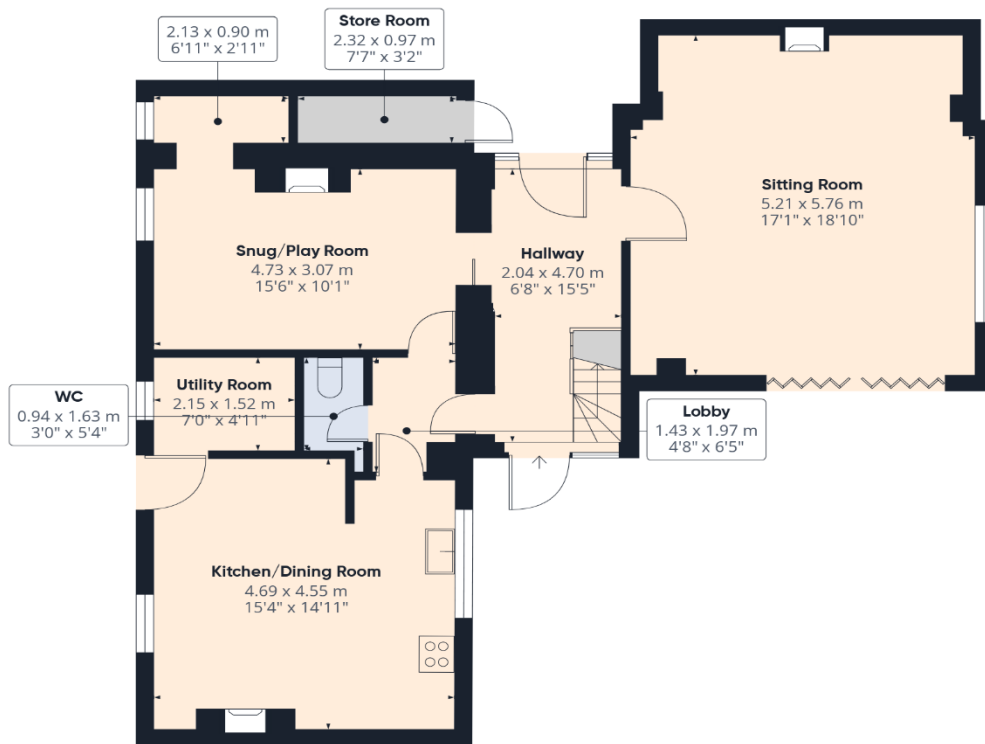
SERVICES Oil fired central heating, wood burner to sitting room and snug, mains drains, water and electricity.

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

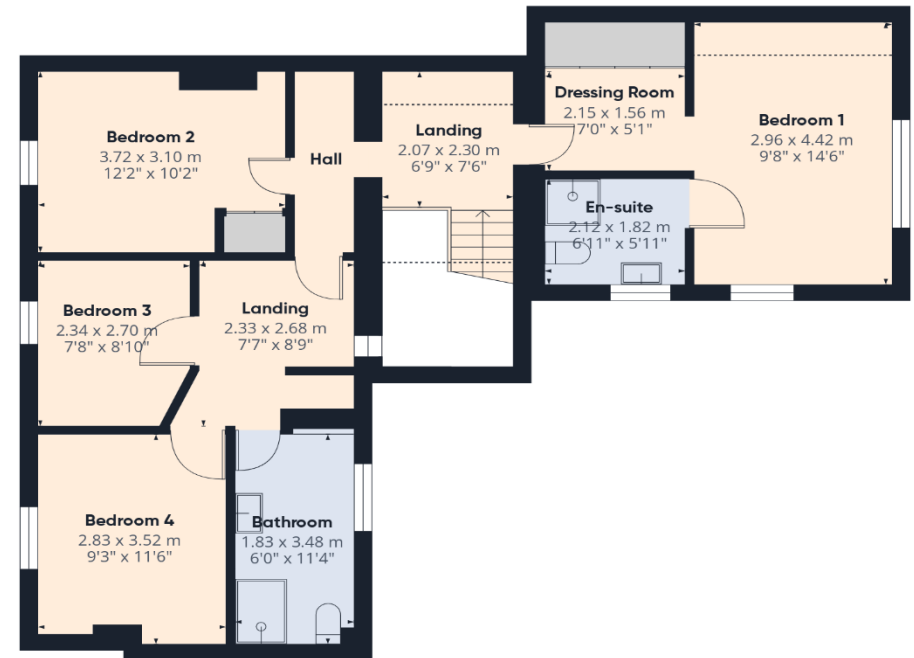
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.



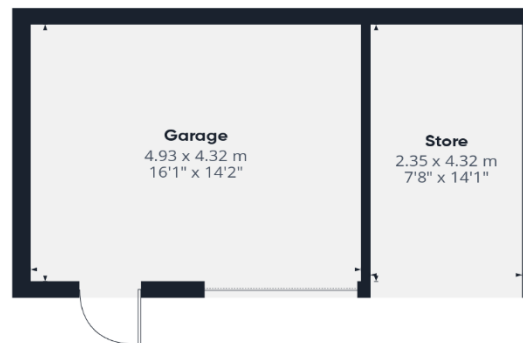




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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