



DAVID
BURR

THE BRIARS COTTAGE
COPDOCK, SUFFOLK

Manningtree Station 9 miles, train journey time to London Liverpool Street from 56 minutes. A12 4 miles, Littlegarth Independent Preparatory School 13 miles. Stansted Airport approximately 54 minute drive.

- Striking period façade with attractive mansard roofline
- An attractive position with extensive character and detail
- Open aspect sitting/ dining room with open fireplace and exposed beams
- Tiles and traditional Suffolk brick flooring throughout the ground floor
- A fitted kitchen, ideal for family living and entertaining
- Versatile third bedroom, ideal as a study or dressing room
- Benefitting from unlisted status
- Family bathroom and separate ground floor cloakroom
- Rear hall/utility room for added storage and practicality
- Established, private gardens with mature planting and screening
- Allocated off-street parking for convenience
- Quiet, sought-after village setting
- Excellent access to commuter routes, amenities, and local schools

THE BRIARS COTTAGE

Copdock, Ipswich, Suffolk

The Briars Cottage is a well presented three-bedroom period home combining historic charm with modern comfort, featuring a spacious open-plan living area, original character features, private gardens, and off-street parking. Ideally located in a peaceful yet well-connected village setting, it offers easy access to local amenities, schools, and commuter routes.



SITUATION

The Briars Cottage offers all the benefits of village living while remaining within convenient reach of key commuter links. Nestled amidst mature gardens and enjoying a private, well-screened plot, the property is ideal for those seeking tranquility without sacrificing accessibility. Local amenities, charming country pubs, scenic walking routes, and reputable schools are all within close proximity, making the home highly suitable for couples, families, or downsizers alike.

Coinvent access is provided to both the A14 and A12 with commuter rail services at Manningtree and Ipswich. Copdock Primary School is a short walk with secondary education at The Bridge, Belstead House and Stone Lodge. The village offers excellent access to hiking and cycling routes.

DESCRIPTION

Tucked away in a peaceful setting, *The Briars Cottage* is a beautifully restored three-bedroom period home that exudes timeless charm and character. Set behind a handsome mansard roofline and framed by attractive brickwork, the property's eye-catching front elevation is matched by the warmth and elegance found within. During the current family's tenure, the cottage has been sympathetically refurbished throughout, blending its original features with stylish enhancements suited to modern living.

On entering the property, a welcoming hallway with tiled flooring leads directly into a stunning open-plan sitting and dining room—a true heart of the home. This spacious reception area boasts a wealth of exposed ceiling timbers, a charming open fireplace with a herringbone-patterned tiled hearth, and a lovely range of front-facing casement windows. Adjacent to the dining area, a kitchen fitted to a high standard is perfectly placed for entertaining, complemented by a practical cloakroom and a useful rear hall/utility room. Upstairs, the first-floor landing provides access to two generous double bedrooms and a third single room that would also serve well as a dressing room or home office, in addition to a well-appointed family

bathroom.

The gardens offer considerable privacy with established borders, a central expanse of lawn and gated access to both the front and rear. A brick-built outbuilding offers useful storage space and access to an off-road parking space is via the rear of the gardens.

POSTCODE: IP8 3HS

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **Band:** B.

EPC RATING: Pending. A copy of the energy performance certificate is available on request.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water, drainage and electricity are connected. Oil central heating. **NOTE:** None of these services have been tested by the agent.



