



ROSEMARY VILLA
LONG LANE HEVENINGHAM, IP19 0EE



Situated in the rural village of Heveningham, this detached home is set in approximately 6 acres (STM) and offers four double bedrooms, four reception rooms, well maintained gardens and a range of outbuildings!

Stepping through the front door of Rosemary Villa you are welcomed into a generous size entrance hallway. This central hallway seamlessly connects to the various reception areas, each thoughtfully designed for every day living. To the right, you'll find the primary sitting room, a bright space featuring dual-aspect windows. A multi-fuel stove adds a cozy touch, making it the perfect spot to unwind. Adjacent to this is a second reception room, currently styled as a snug, which offers wonderful versatility. Whether you envision it as an additional lounge, a home office, or a children's playroom, it's a flexible space that can adapt to your lifestyle. Continuing along the hallway and to the left, you'll discover the dining room, complete with built-in storage cupboards. From here, double doors open into the conservatory where you can enjoy views of the garden year-round. Doors from the conservatory will lead you out to the garden. At the rear of the property lies the kitchen, fitted with a comprehensive range of wall and base units. Just off the kitchen/hallway is a practical utility room, perfect for additional storage. Beyond the kitchen is a convenient rear porch area, which includes an extra storage cupboard and a ground-floor WC, ideal for when returning from the garden!

Upstairs, a spacious landing connects to all bedrooms. Each bedroom is a generously sized double, with ample natural light and plenty of space for furnishings and storage. The family bathroom boasts a bath, basin and toilet.

To the front of the property, there is generous off-road parking available on the driveway, along with a single garage. The property occupies approximately 6 acres (subject to measurement). The gardens are beautifully maintained, featuring a variety of thoughtfully designed areas by the current owners, including vegetable patches, a pond, and more. A selection of outbuildings also adds practical storage options. Beyond the garden lies additional meadow land, extending to around 5 acres (subject to measurement).

AGENTS NOTE- THERE IS A PUBLIC FOOTPATH THAT RUNS THROUGH IN FRONT OF THE GARAGE AND THROUGH SOME OF THE LAND TO THE REAR. PLEASE CONTACT THE AGENT FOR FURTHER PLANS AND INFORMATION.

SERVICES MAINS WATER AND ELECTRICITY ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF OIL-FIRED CENTRAL HEATING. DRAINAGE IS VIA A PRIVATE TREATMENT PLANT. THE WATER CAN BE HEATED BY THE BACK BOILER, OIL OR EMERSION HEATER. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER). LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - D EPC - D

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.



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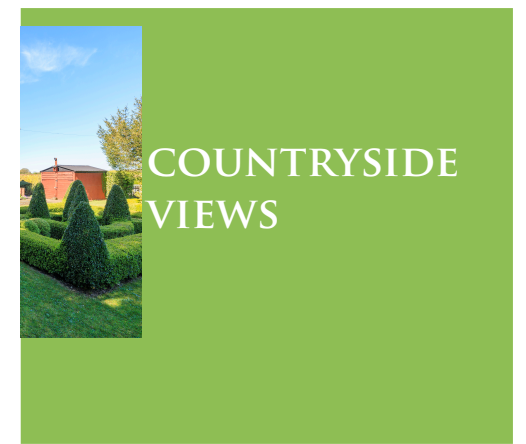


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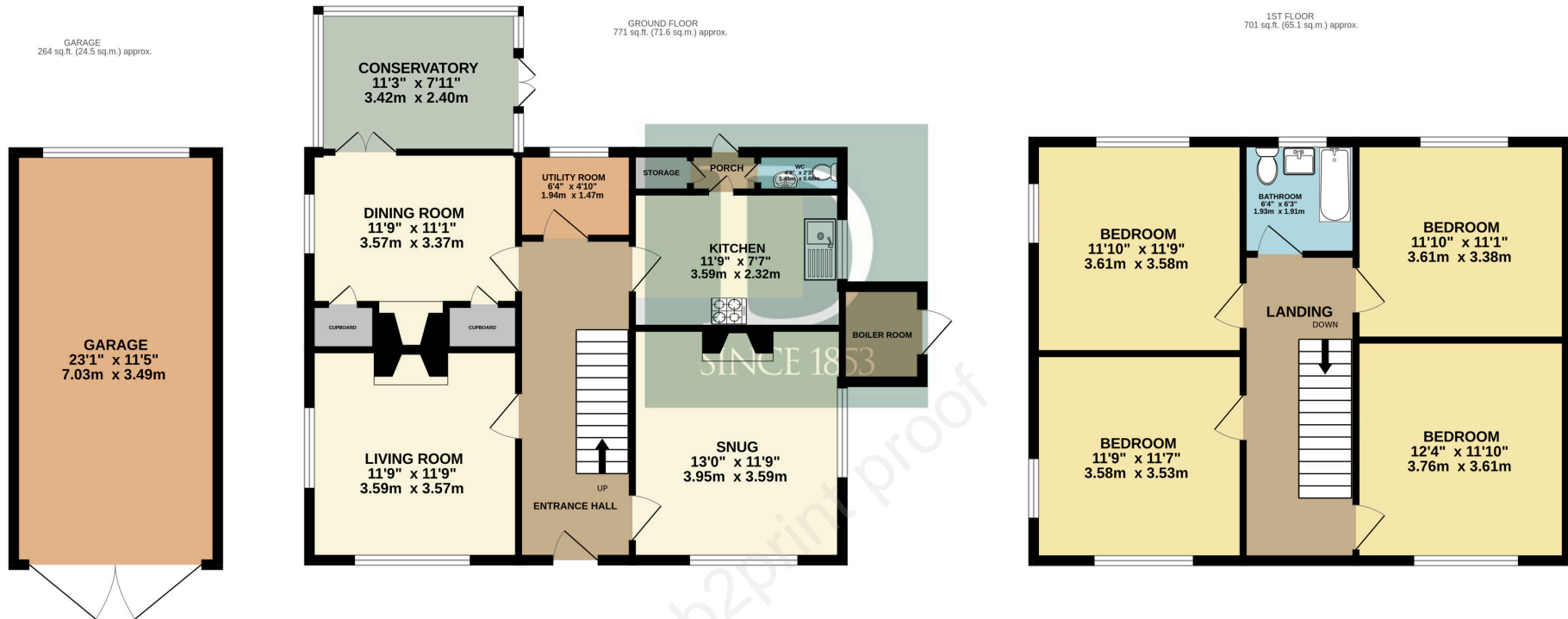


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FLOOR PLAN



TOTAL FLOOR AREA : 1736 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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