



**Buckshorns, Upper Street, Witnesham, IPSWICH, IP6 9EW**



**william  
h brown**



**welcome to**

**Buckshorns, Upper Street, Witnesham, IPSWICH**

This charming characterful Grade II listed cottage boasts three double bedrooms, an extension to the rear, two generous bathrooms, a beautiful sun room with vaulted ceiling and field views. NO ONWARD CHAIN!!



### **Entrance Hall**

12' 5" x 5' 5" ( 3.78m x 1.65m )

Vaulted entrance hall with oak flooring, a full length double glazed window to the front allowing ample natural light, one radiator and an understairs storage cupboard.

### **Lounge/diner**

19' x 13' 7" ( 5.79m x 4.14m )

This stunning lounge/diner boasts a wealth of character including exposed beams and supports throughout, the supports divide the centre of the room to create a lounge and separate dining space, oak flooring, two radiators, wall hung lights, double glazed windows to the front and rear, an exposed brick fireplace with adjacent bespoke fitted shelving and cupboards.

### **Snug**

13' 9" x 11' 8" ( 4.19m x 3.56m )

Exposed beams and supports, double glazed windows to the front and rear, oak flooring, one radiator, TV point, a fitted wood burner with stone base and exposed brickwork surround, wall hung lights, two radiators and a storage cupboard. This is the perfect room for cosy winter nights!

### **Kitchen**

13' 1" x 9' 3" ( 3.99m x 2.82m )

Charming kitchen with a range of country shaker style eye and base level units in cream with wood effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, integrated oven with electric hob and extractor hood, space for fridge/freezer, spot lights, double glazed windows to the front and rear, wall hung lights, extractor fan, one radiator and a door leading to the utility.

### **Utility**

12' 7" x 6' 1" ( 3.84m x 1.85m )

Spacious utility room with a further entrance door leading to the front garden, a single glazed window to the side, a sash window to the rear, one radiator, tiled flooring, a range of eye and base level units in shaker style cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, spot lights and space for a fridge/freezer, washing machine, tumble dryer and dishwasher.

### **Sun Room**

16' x 10' 7" ( 4.88m x 3.23m )

Part of the renovation programme the current vendors provided is this stunning sun room with vaulted ceilings, double glazed windows rear and side, making the most of the beautiful countryside views, tiled flooring, one radiator, fitted roller blinds throughout and French doors leading to the rear garden.

### **Inner Hall**

5' 2" x 5' 2" ( 1.57m x 1.57m )

This inner hall connects the original house to the extension, which leads to the sun room and ground floor shower room with tiled flooring, one radiator and double glazed window to the side.

### **Ground Floor Shower Room**

8' 7" x 4' 3" ( 2.62m x 1.30m )

Stylish shower room with a sky light allowing in ample natural light, tiled flooring and walls, low level WC, an oval vanity sink with standalone chrome mixer tap, a double shower with glass enclosure, waterfall shower and further shower attachment, chrome heated towel rail and shaver point.

### **First Floor Landing**

17' 6" x 4' 2" ( 5.33m x 1.27m )

Gallery style landing with carpet flooring, wall hung lights, one radiator and a double glazed window to the front.

### **Master Bedroom**

15' 8" x 13' 9" ( 4.78m x 4.19m )

Double glazed windows to the side and front, carpet flooring, one radiator, double built in wardrobes and exposed beams.

### **Bedroom Two**

14' x 10' 6" ( 4.27m x 3.20m )

Double glazed windows to the side and front, carpet flooring, one radiator, loft hatch and exposed beams.

### **Bedroom Three**

9' 6" x 9' 3" ( 2.90m x 2.82m )

Double glazed windows to the rear, carpet flooring, one radiator, exposed beams and a storage cupboard.

### **Bathroom**

8' 8" x 10' 2" max ( 2.64m x 3.10m max )

L shaped bathroom which has been modernised with a low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, part tiled walls, spot lights, loft hatch, airing cupboard, exposed brickwork, one radiator, carpet flooring and a double glazed window to the rear.

### **Outside:**

#### **Front Garden**

Upon entry you will no doubt appreciate the sheer size of the plot and the stunning surroundings in which Buckshorns is set. There is a set of large double gates, a large shingle driveway which forks off to the left and right providing ample off street parking, a further single gate with a walkway to the front door, a double cart lodge with power and an adjoining side office, plentiful conifers, surround hedging and patio seating areas, well-established flower beds and trees, a stone pathway leading to the utility and front door. This is a wraparound plot which leads nicely to the rear garden.

#### **Rear Garden**

Wraparound plot with half height fencing to the rear to enjoy the panoramic countryside views. This garden is mainly laid to lawn with a patio seating area, multiple sheds, raised flower beds, conifers to the side and an outside tap and light.

#### **Cart Lodge**

18' 7" x 17' 7" ( 5.66m x 5.36m )

#### **Office**

11' 2" x 7' 9" ( 3.40m x 2.36m )

With full power, electrics and a door to the side leading to the front garden.



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## Buckshorns, Upper Street, Witnesham, IPSWICH

- Charming characterful Grade II listed cottage
- Extension to the rear
- Double gated entrance with large driveway
- Double cart lodge & side office
- Three double bedrooms & two generous bathroom

Tenure: Freehold EPC Rating: F

# £600,000



Please note the marker reflects the postcode not the actual property

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