



**The Cottages High Corner, Butley Woodbridge IP12 3QG**



**welcome to**

## **The Cottages High Corner, Butley Woodbridge**

This charming four bedroom terraced cottage, originally two cottages converted to one in the 1970s, offers spacious characterful accommodation in a secluded setting overlooking fields to front and rear.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Outside

To the front of the property there is a small enclosed garden, planted with a selection of mature shrubs. A pathway gives access to the front door.

## Lounge

12' 4" x 14' 6" ( 3.76m x 4.42m )

Window and door to the front, wood panelled feature wall, door to the inner hall, electric heater, brick fireplace with inset wood burner set on a brick hearth open to either side of the fireplace to the...

## Dining Room

9' 8" x 12' 9" ( 2.95m x 3.89m )

Floor to ceiling window and further window to the front, electric heater, feature fireplace, storage cupboards, door to the...

## Kitchen / Diner

12' 3" x 11' 3" ( 3.73m x 3.43m )

Window to the rear, one and a quarter drainer sink with mixer tap, french doors to the rear, tiled floor. Fitted with a range of wall and base mounted units, built-in oven hob, extractor, slimline dishwasher and under-counter fridge. doors to the dining room and inner hall.

## Inner Hall

Vaulted ceiling with Velux window to the rear, under the stairs storage, tiled floor, stairs to the half landing with door to the...

## Garden Room

19' 1" x 13' 9" ( 5.82m x 4.19m )

Tiled floor, ceiling beams, bi-fold doors giving access to and offering panoramic views of the rear garden, door to side and door to the...

## Utility Room

2' 11" x 10' 5" ( 0.89m x 3.17m )

Two windows to the bathroom, tiled floor, low level WC and wash hand basin, space and plumbing for a washing machine.

Steps up from the inner hall to the...

## Bathroom

Sunken bath with shower over, floating wash basin with mixer tap, shaver sockets, heated towel rail, electric Dimplex heater, overhead beams and vaulted ceiling, two windows to the rear, wood panelled floor.

## First Floor

### Master Bedroom

11' 2" x 12' 3" ( 3.40m x 3.73m )

Two windows to the rear with heater under, built-in wardrobes, wood flooring.

### Bedroom Two

12' 5" x 8' ( 3.78m x 2.44m )

Window to the front and Velux window to the rear with window-seat, eaves storage, built-in wardrobe, wood flooring, wood partition wall.

### Bedroom Three

9' 8" Max. x 13' 1" Max. ( 2.95m Max. x 3.99m Max. )

Window to the front with heater under, wood flooring, feature fireplace, built-in wardrobe.

### Bedroom Four

8' 11" Max. x 9' 3" Max. ( 2.72m Max. x 2.82m Max. )

Window to the front with heater under, chimney breast, wood flooring.

## Rear Garden

The rear garden commences with a patio area bordered by a retaining wall with steps up a lawned area bordered by mature shrubs, with path to the allocated parking and a private secondary garden area with trees and access to the...

## Sauna Room

This is an old outbuilding/sauna/jacuzzi which has power and plumbing connected. This room requires attention/restoration.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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## **The Cottages High Corner, Butley Woodbridge**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming Four Bedroom Terraced Cottage
- Countryside Setting

Tenure: Freehold EPC Rating: F

guide price

**£360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109117 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**