

*A delightful attached cottage set in the heart of the village of Easton, within a short walk from the White Horse.*

Guide Price  
£279,000 Freehold  
Ref: P7699/C

Chestnut Cottage  
The Street  
Easton  
Suffolk  
IP13 0EE



Sitting room, kitchen/dining room, cloakroom. Two first floor double bedrooms, dressing room and bathroom. Front and side gardens, outbuilding and parking. In all, 0.14 acres.

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## Location

Chestnut Cottage is situated in the heart of the popular village of Easton and is within walking distance of the highly regarded dining pub, The White Horse. There is a primary school, village hall with many activities, a church, and also Easton Farm Park, a bowls club and well supported cricket club. The village of Wickham Market is approximately 2 miles from the property with its railway station at Campsea Ashe. Here there are comprehensive facilities including a Co-Op supermarket, a butchers, medical centre, vets, dentist, post office and primary school. Framlingham is just 4 miles from the property and offers further facilities. The popular market town of Woodbridge is 8 miles and has national and independent shopping facilities, a variety of eateries, a cinema and is popular for sailing on the River Deben. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness are all within the locality. The county town of Ipswich is 14 miles to the south-west and from here there are direct trains to London's Liverpool Street station scheduled to take just over the hour.

## Description

Chestnut Cottage is an attached dwelling of predominantly timber frame construction with rendered elevations under a pitch tiled roof. The cottage is Grade II listed and is believed to date from the early 17th Century.

The front door of the cottage leads into the sitting room which has windows to the front garden overlooking the church. There is a bay window and Inglenook fireplace with oak bressummer and wood burner. There is a door to the kitchen/dining room with tiled floor and fitted high and low-level wall units with space for an electric oven, dishwasher and fridge/freezer. In addition is a stainless steel sink and a window to the rear of the property. Off the kitchen is a rear hallway with a window and space and plumbing for a washing machine. This has a back door with access the side garden and parking area. Also off the kitchen is a cloakroom with WC and handwash basin. Stairs rise to the first floor landing where there are doors to the two double bedrooms, a dressing room and bathroom. The first bedroom has a window to the front of the property overlooking the garden and church with a hatch to the roof space. From this bedroom there is a door leading to the second bedroom which also has a window to the front. From the landing there is a door to the dressing room which has a window to the rear. The bathroom comprises a WC, handwash basin, bath with shower above and window to the rear of the property.

## The Outside

The front garden is predominantly laid to lawn. It is enclosed by fencing. There is vehicular access off the Easton Road over a shared driveway. The driveway leads to a turning area and a gate that leads to the side garden of the property. This is laid to lawn. Here there is space to create more parking. There is also what is believed to be an old Chapel of brick construction under a tiled roof. There are windows to the front, side and rear, and also a fireplace. In all, the grounds extend to approximately 0.14 acres.









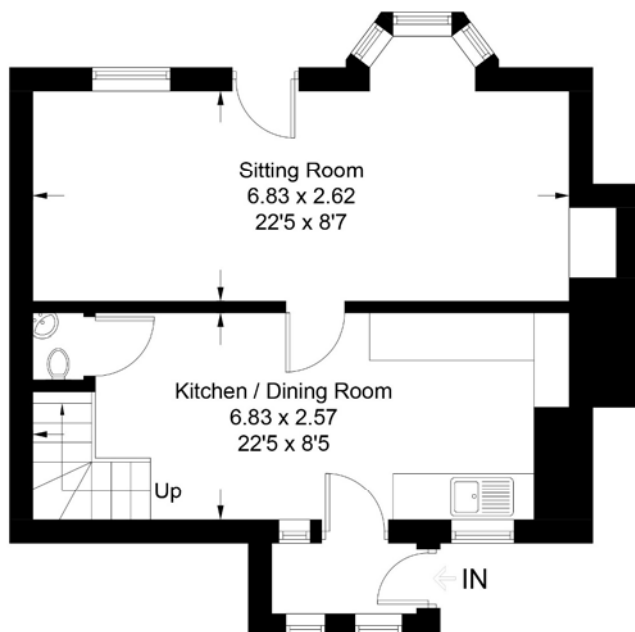




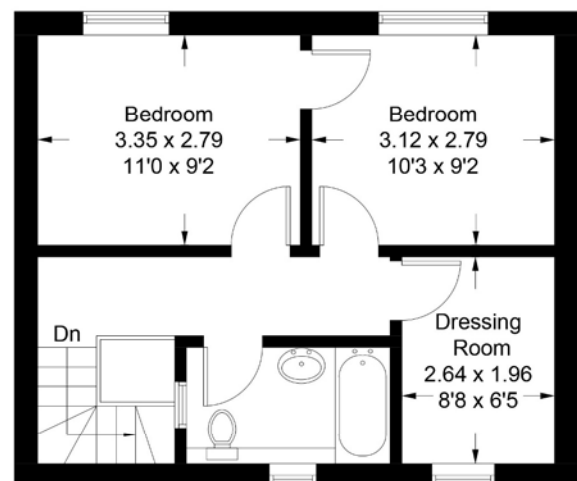


## Chestnut Cottage, Easton

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



**Ground Floor**



**First Floor**



**Viewing** Strictly by appointment with the agent.

**Services** Mains water and drainage and electricity. Oil-fired central heating system.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = E (Copy available from the agents upon request).

**Council Tax** Band C; £1,859.74 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The sales particulars include a plan of the property outlined in red. The neighbouring dwelling, Spica Cottage will have a right of way over the driveway shaded green and will be responsible for 50% of the cost of maintenance. Chestnut Cottage will have a right of way over the turning area shaded yellow and will be responsible for 50% of the maintenance of this area. There is to be no permanent parking on the land shaded yellow.

**September 2025**



## Directions

Having passed Easton White Horse on the right hand side, immediately after this on the left hand side is a driveway leading to Chestnut Cottage and Spica Cottage. We suggest that those viewing park in the adjacent free carpark in the first instance.

What3Words location: [///coins.oblige.explained](https://www.what3words.com/coins.oblige.explained)



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