



Oak View
Battisford, Suffolk

**DAVID
BURR**

Oak View Straight Road, Battisford, Suffolk, IP14 2HR

Battisford is a charming rural village surrounded by countryside and farmland. Centred around the church of St Mary with a village cricket club, play area and village hall offered a number of clubs and the popular Punchbowl Inn. The village is located betwixt the market town of Stowmarket and Needham Market both with a good range of everyday amenities, schooling, shopping and recreational facilities together with a mainline rail link to London Liverpool Street.

A charming detached character cottage set in grounds approaching 0.25 acres with wonderful countryside views to front and rear. The accommodation is arranged over two levels and benefits from stripped wooden flooring, oil fired central heating and planning consent (reference number DC/21/00774) for a substantial two storey side and rear extension presenting the opportunity to create a bespoke family home.

A detached character cottage with planning consent to extend and wonderful countryside views to the rear.

Front entrance door leading to:

SMALL LOBBY: Opening into;

SITTING ROOM: 12'1 x 12' (3.68m x 3.66m). Large window to front aspect. Doors through to kitchen/dining room, bedroom 3 and further door opening to staircase rising to first floor.

KITCHEN/DINING ROOM: 22'4 x 9'9 (6.81m x 2.97m). A generous size room with windows to front and side aspect and split into two defined areas with further door into conservatory. *Kitchen area* – range of shaker style base and wall units with worktops, sink unit with mixer tap, built-under oven and hob with stainless steel extractor hood above. Space and plumbing for washer dryer. Door to bathroom. *Dining area* - having fireplace with oak mantle and tiled hearth with inset wood burning stove. Door to conservatory.

BATHROOM: 6'2 x 5'9 (1.88m x 1.75m). Having roll-top bath with ball and claw feet with antique style shower attachment with rain head over, glass shower screen, pedestal wash hand basin with mixer tap and W.C. Metro tiled walls. Window to rear aspect.

CONSERVATORY: 12'4 x 7'7 (3.76m x 2.31m). Of brick and UPVC construction with glazed French doors leading to the side of the property, garden and driveway.

BEDROOM 3: 9'11 x 8'3 (3.02m x 2.51m). Window to rear. Door to sitting room.

First floor

SMALL LANDING AREA: Giving access to bedrooms.

BEDROOM 1: 11'3 x 10'5 (3.43m x 3.17m). Double bedroom with window to side aspect. Built-in eaves storage.

BEDROOM 2: 12'1 x 9'1 (3.68m x 2.77m). Another double bedroom with window to side aspect. Built in eaves storage.

Outside

The property is set back from the road and is accessed via a private driveway with double five bar timber entrance gate giving access to a large driveway with ample off-road parking. The front gardens are predominantly lawn with mature front hedgerow to boundary and various tree and shrub plantings.

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The driveway extends to the side of the property beyond which are a number of outbuildings including brick storage shed, timber weather boarded shed and **DETACHED OUTBUILDING** with up and over door. The rear gardens are predominantly lawn with further storage shed to the rear of the gardens where open countryside views can be enjoyed.

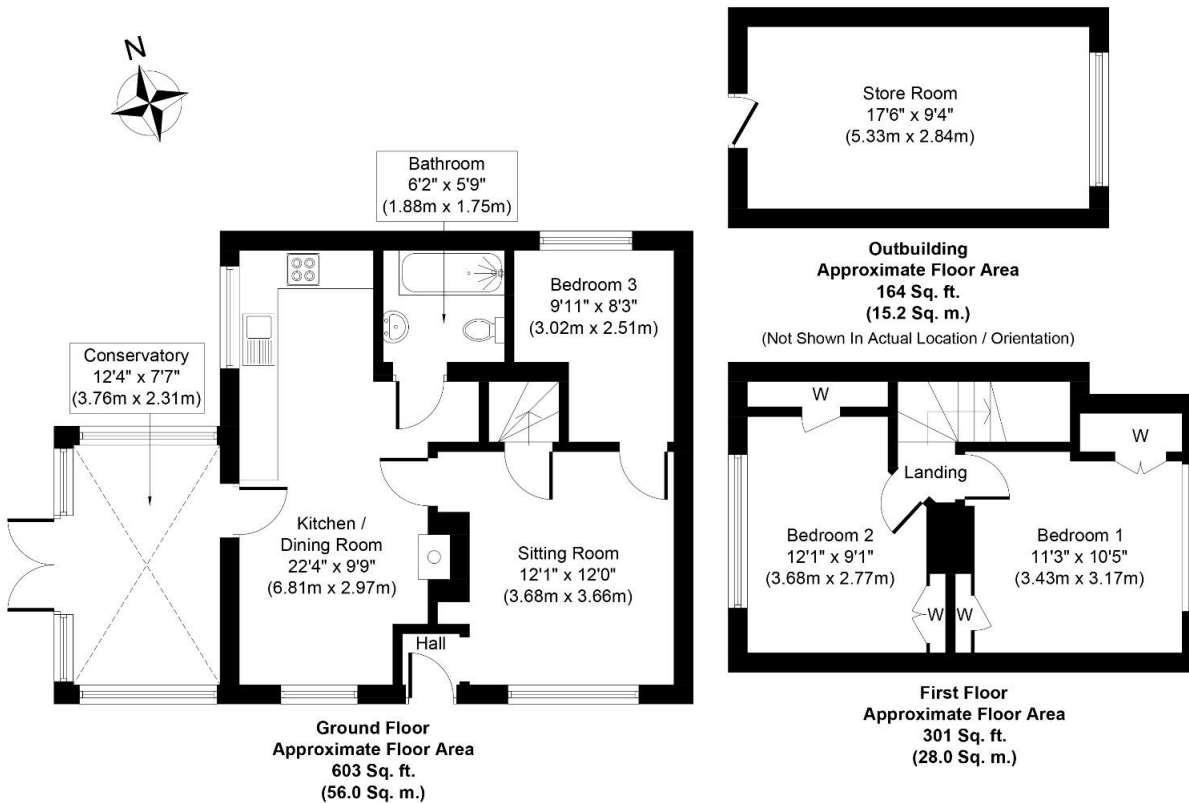
SERVICES: Mains water and electricity are connected. Private drainage. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: F

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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