



DAVID  
BURR

**Mockbeggars Cottage**  
**Claydon, Suffolk**



# Mockbeggars Cottage, Claydon, IP6 0AH

Claydon is a small village located in the county of Suffolk, in eastern England, just a few miles northwest of Ipswich. It forms part of the Mid Suffolk District and sits conveniently close to the A14 and A140 roads, making it a well-connected yet peaceful location.

A charming single-storey cottage discreetly positioned within the grounds of the prestigious Mockbeggars Hall estate. This delightful home offers well-proportioned accommodation extending to approximately 1,005 sq ft (93 sq m) and enjoys a peaceful setting with generous outside space including private parking, a mature rear garden, and convenient access to nearby amenities.

## **A charming single-storey cottage set within the exclusive grounds of Mockbeggars Hall, offering generous accommodation, private parking, and a mature garden in a wonderfully tucked-away position.**

**ENTRANCE HALL:** Accessed via a part-glazed door, with space for coats and shoes. Doors leads to the bathroom and kitchen/dining room.

**KITCHEN/DINING ROOM:** 15'7 x 14'2 (4.7m x 4.3m)

A spacious and practical area fitted with a range of traditional-style base and wall units, complemented by ample work surfaces. Features include a sink unit with mixer tap and single drainer, integrated oven with four ring electric hob above and under an extractor hood. Space under-counter fridge/freezer. A pleasant dining area sits opposite the main kitchen space, ideal for everyday meals or entertaining and a door provides access to;

**UTILITY ROOM :** 9'0 x 4'7 (2.7m x 1.4m)

A practical area with plumbing for washing machine and space for further white goods. A door provides access to the side garden.

**BATHROOM:** 7'2 x 5'7 (2.2m x 1.7m)

Fitted with a white suite comprising a panelled bath with shower over, WC, and wash hand basin with mixer tap and vanity cupboard beneath. Part tiled splashbacks and heated towel rail.

**SITTING ROOM** – 19'3 x 14'0 (5.8m x 4.2m) A generously sized and light-filled reception space with dual aspect windows and French doors opening to the side garden. Well suited to both relaxing and entertaining.

**BEDROOM ONE** – 14'7 x 13'9 (4.4m x 4.2m) A spacious double bedroom positioned at the rear of the property with pleasant garden views and built-in cupboard.

**BEDROOM TWO** – 11'0 x 10'7 (3.3m x 3.2m) Another good-sized double bedroom with side aspect window.

### **Outside**

To the front of the property is a shingle driveway providing off-road parking for two to three vehicles. A half-height gate to the side offers access to a pathway that leads around to the rear garden.

The rear garden features a paved terrace area immediately abutting the property, ideal for alfresco dining. The remainder of the garden is laid to lawn with well-established trees, shrubs and planting beds offering a degree of privacy.

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**Agents Note:** Our vendor informs us that Mockbeggars Cottage is set within the grounds of Mockbeggars Hall and, as such, is subject to certain rights of access across the estate. There is a shared informal arrangement between five properties for the maintenance of the entrance gate and associated lighting. Mockbeggars Hall covers the upfront costs and invoices the other four properties accordingly. The total annual cost is approximately £350 (around £150 for gate maintenance and £200 for electricity), equating to roughly £70 per property per year. Each property owner is responsible for keeping the area directly in front of their home clean and tidy. For further details, please contact the office.

**SERVICES:** Mains electric, Shared bore hole and septic tank. Electric heating.

**WHAT3WORDS:** Smiles.stands.tiger.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band A

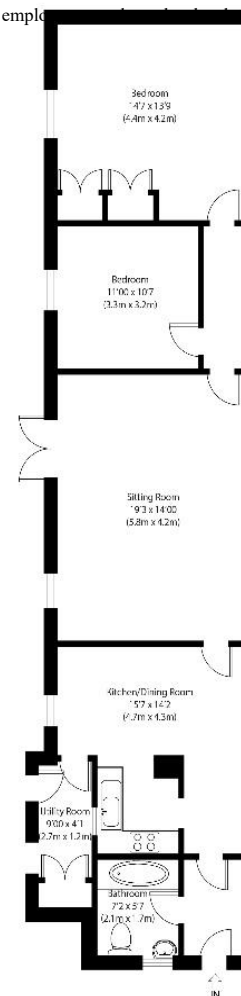
**EPC Rating:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details



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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees. These details do not form part of any offer or contract.



Ground Floor  
Approximate Gross Internal Area  
1005 sq ft (93 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharing.co.uk

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