



DAVID
BURR

Woodstock Cottage, 76 The Street,
Chelsworth, Suffolk



WOODSTOCK COTTAGE, 76 THE STREET, CHELSWORTH, SUFFOLK, IP7 7HU

Chelsworth is an extremely attractive small village nestled in unspoilt Brett Valley countryside with a vibrant active community and a sought-after location in which to live. The village has a wealth of period houses and is renowned for its annual Open Gardens which raises money for the local parish church along with a village inn, The Peacock. The village is well served by local shops at Monks Eleigh and Bildeston, the latter with a health centre, and nearby Semer, with its renowned farm shop. More extensive shopping is available at Hadleigh, some 5 miles distant. Sudbury is about 8 miles which has a branch line railway station connecting to London at Marks Tey. Main line trains are available at Colchester, 20 miles (Liverpool Street from 47 minutes) and Ipswich 14 miles (Liverpool Street from 57 minutes).

This charming four-bedroom detached cottage sits within grounds circa 0.8 acres with pretty meadow views to the front. The property boasts many original features such as large inglenook fireplaces, exposed timbers, herringbone brickwork and period windows with off-road parking and garaging.

A delightful four-bedroom detached character cottage with attractive grounds, off-road parking and garaging

Solid wooden panel door leading to:-

ENTRANCE HALL: 11'3" x 5'11" (3.43m x 1.80m) With staircase leading to first floor, useful understairs storage cupboard for shoes and coats, exposed timbers and solid wooden door leading to:-

DINING ROOM: 14'5" x 12'5" (4.39m x 3.78m) An elegant room with casement window providing meadow views to the front with your attention immediately drawn to the large inglenook fireplace with oak bressumer beam and soft red herringbone hearth, exposed timbers, and opening to:-

KITCHEN: 17'8" x 8'4" (5.38m x 2.54m) The kitchen is fitted with a wide range of traditional solid wood storage cupboards with a marble effect worktop, charming views over the rear garden and solid wooden stable door leading to rear garden terrace. Integrated appliances include a one-and-a-half sink with mixer tap and drainer with space for an oven with extractor above and space for washing machine and fridge/freezer. From here an opening leads to:-

SITTING ROOM: 16'4" x 11'7" (4.98m x 3.53m) A charming room with casement window overlooking the front meadows with exposed timbers, large inglenook fireplace with oak bressumer beam and soft red herringbone hearth. Solid wooden door and staircase leading to first floor with open studwork and opening leading to:-

DRAWING ROOM: 16'5" x 15'2" (5.00m x 4.62m) A double aspect room with views to the meadows at the front and pretty views over the rear garden. Exposed timbers, brick fireplace with wooden detailed surround and stone hearth.

First Floor

LANDING 1: Accessed off the entrance hall, this room boasts further exposed timbers and rafter timbers with solid wooden doors leading to:-

BEDROOM 1: 14'6" x 9'1" (4.42m x 2.77m) A casement window from this room provides views over the meadows to the front with two large double built-in wardrobe with hanging rail and shelving, exposed wall and rafter timbers.

BEDROOM 2: 11'8" x 8'8" (3.56m x 2.64m) A generous second bedroom with exposed wall and rafter timbers with double built-in cupboard and casement window providing pretty views over the rear garden.

FAMILY BATHROOM: A three-piece suite consisting of a pedestal wash hand basin, close coupled WC and large panel bath with matching Victorian style fittings, handheld shower and tongue and groove panelling surround.

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LANDING 2: Accessed off the sitting room, a large casement window to the front provides pretty views over the meadows with exposed inglenook chimney breast and timbers with useful eaves storage with tongue and groove doors and bench like seating area for reading. Solid wooden doors leading to:-

BEDROOM 3: 13'0" (max) x 10'0" (3.96m x 3.05m) Exposed wall and rafter timbers with casement window to side.

BEDROOM 4: 14'4" x 9'2" (4.37m x 2.79m) Exposed wall timbers and brickwork with large eaves cupboard and casement window providing picturesque views over the rear garden. This room is currently utilised as a study but would work well as a fourth bedroom or even dressing room to the third bedroom creating a master suite.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and walk-in shower cubicle with overhead power shower and attractive tongue and groove panelling with charming views over the rear garden.

Outside

A five-bar gate and shingle driveway provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and over door, service door and power connected. The grounds attached to Woodstock Cottage are one of the property's most attractive features sitting within circa 0.8 acres. To the immediate rear of the property is a terrace seating area with raised borders creating a great space for entertaining with steps leading to a raised lawned area full of colourful seasonal borders including lavender, rose bushes, daffodils and tulips. Further steps lead to the upper part of the garden which is predominantly laid to lawn with a well-established hedge boundary and a range of fruit trees including pear, apple and cherry as well as a number of ornamental trees, silver birches and chestnut trees giving seasonal blossom. Beyond the garage you will find a useful storage shed with a pergola seating area with established wisteria.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE

The property is Grade II Listed.

The property is situated in a conservation area.

EPC RATING: Exempt.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F

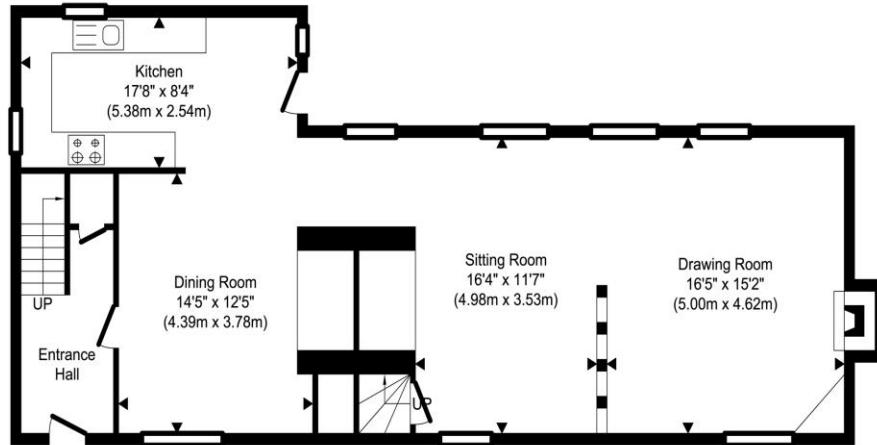
TENURE: Freehold

WHAT3WORDS: ///adventure.string.spud

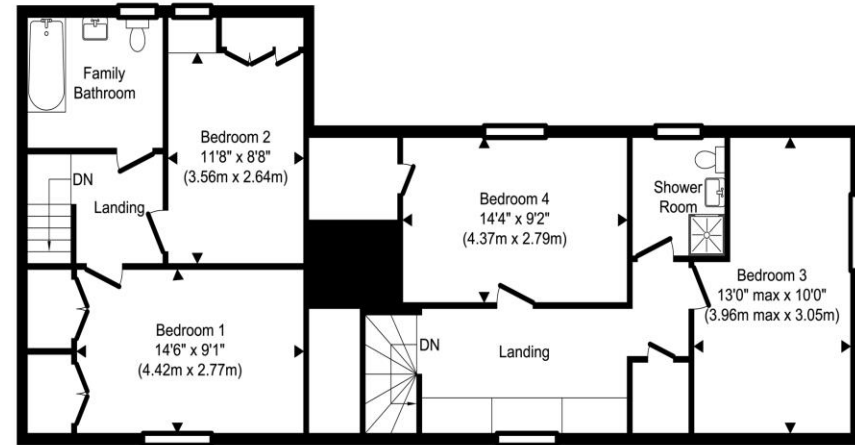
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
986.72 sq. ft.
(91.67 sq. m)



First Floor
Approximate Floor Area
980.26 sq. ft.
(91.07 sq. m)

TOTAL APPROX. FLOOR AREA 1966.99 SQ.FT. (182.74 SQ.M.)
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