



DAVID
BURR

**Meadow Cottage,
The Street, Chelsworth, Suffolk**



Meadow Cottage, The Street, Chelsworth, Ipswich, 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).

A beautiful detached period property in one of Suffolk's most sought after and picturesque villages within short walking distance of one of the areas most reputable public houses. The property displays numerous outstanding characterful features and is thought to date back to the 17th Century. Charming accommodation is arranged over two levels. On the ground floor, a sitting room, dining room and study/fourth bedroom are complemented by a well-proportioned AGA kitchen/breakfast room, utility room and cloakroom. Upstairs, there are three double bedrooms, the master with en-suite, and a family bathroom. Outside, the property provides plenty of off-street parking as well as a detached garage/workshop, further high-quality timber storage shed and beautiful, extensive gardens arranged into two main areas which measure in the region of 0.47 acres.

A three/four bedroom detached character house with beautiful gardens, outstanding period features and ample parking.

SITTING ROOM: A charming dual aspect room with an outlook over the side gardens and the village playfield to the front. Characterful exposed timbers throughout and a fireplace with wood burning stove, polished slate hearth and a wood surround.

DINING ROOM: An attractive formal dining space with an outlook over the village playfield. Exposed oak floorboards and timbers throughout and an impressive inglenook fireplace (currently sealed) with oak bressummer beam and red brick hearth and surround. Substantial storage cupboard containing the boiler off and oak thumb latch door leading to:

HALLWAY: With exposed brick flooring and timbers, substantial double coats cupboard off, rear door opening onto the garden and further thumb latch door leading to:

UTILITY ROOM: With brick flooring and tiled walls and with a cupboard containing space and plumbing for a washing machine and stacked tumble dryer over. Twyford butler sink with storage cupboard below.

CLOAKROOM: With brick flooring and containing a WC, partially tiled walls with 'Fired Earth' tiles and a stunning stone wash hand basin.

AGA KITCHEN/BREAKFAST ROOM: A well-proportioned, triple aspect room with brick flooring, exposed timbers and brickwork. Containing an oil fired two door AGA Range cooker with twin warming plates over and a separate Bosch electric combination oven with Smeg hob over. Wooden worksurfaces incorporating a double ceramic sink with traditional style mixer tap over and drainers to each side. Extensive storage units throughout and with space for a free standing refrigerator and space and plumbing for a dishwasher.

PANTRY: An outstanding pantry with slate shelving, butler sink and further space for appliances.

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STUDY: A versatile room which is currently arranged as a study and with useful storage cupboards off and a door opening to outside, but which could equally be repurposed as a ground floor bedroom, if required.

First Floor

LANDING: With access to loft storage space, exposed timbers, studwork and brickwork. Substantial eaves storage cupboard off and oak thumb latch door leading to:

BEDROOM 1: With exposed polished pine flooring, characterful timbers and a lovely open outlook to the front. Characterful exposed chimney stack, double and single storage cupboards/wardrobes off and a thumb latch door leading to:

EN-SUITE WET ROOM: With 'Fired Earth' tiling throughout and containing a shower, WC and wash hand basin.

BEDROOM 2: A further double bedroom with a useful storage cupboard off.

BEDROOM 3: A lovely guest bedroom with characterful exposed timbers and a substantial storage cupboard/wardrobe off.

FAMILY BATHROOM: Containing a corner shower with tiled surround and glass sliding doors, double ended bath with shower attachment over, WC, wash hand basin and a chrome heated towel rail.

Outside

The property benefits from a private driveway which provides plenty of **OFF-STREET PARKING** and is enclosed by a five bar gate from the road. There is a useful log store off and the driveway continues onto a:

GARAGE: A useful and versatile detached outbuilding of traditional timber framed construction beneath a tiled roof with a black weatherboarded exterior. Up and over door, light and power connected.

WORKSHOP: Adjacent to the garage and also with light and power connected and windows overlooking the garden and a stable door.

The property's gardens are unquestionably one of its finest features and have been beautifully planted with a diverse and colourful variety of flowers and plants. Adjacent to the property are lovely formal gardens as well as a brick terrace, providing a private area of seating, ideal for dining alfresco. A fine feature has been made of a former well and there is a useful and discreet area of storage behind the garage. A further stone paved terrace provides an additional area of seating and brick steps lead through a magnificent Copper Beech hedge into the rear section of the plot, where there stands a further useful timber storage shed, potting shed, raised beds and numerous fruit trees. A wonderful expanse of lawn is enclosed by mature hedging to ensure a high degree of privacy.

In all about 0.47 acres.

Agents notes:

The property is Grade II listed and stands within a conservation area.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Exempt - Listed

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

COUNCIL TAX BAND: F

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TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: woes.robe.relocated

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Floorplan to be appended





