



Sotherton, Suffolk

Offers In Excess Of £650,000

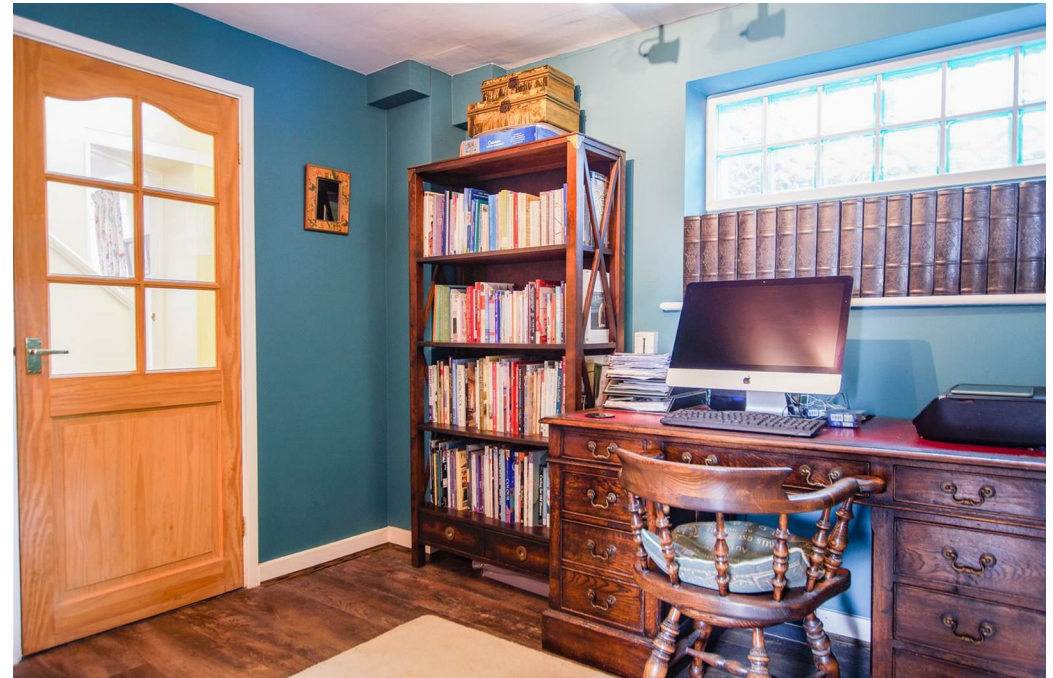
- Stunning Rural Location
- Delightful Garden
- Wood Burning Stoves
- Far Reaching Views
- Double Garage
- EPC - F
- 1/2 Acre Plot
- 5 Miles to Southwold

Sotherton

A beautifully presented and spacious detached cottage peacefully located in this rural yet convenient position at the edge of Henham Estate.



Council Tax Band: E



DESCRIPTION

A beautifully presented and spacious detached cottage peacefully situated in delightful gardens and surrounded by the beautiful Suffolk countryside is located in this rural yet convenient position at the edge of Henham Estate. The well planned accommodation with electric heating and double glazing features; Entrance lobby, sitting room with wood burner, staircase hallway, fitted kitchen/breakfast room with wood burner and French doors opening to the patio and garden. utility room opening to the driveway, cloakroom, study which leads to the second reception/dining/family room. On the first floor there are three bedrooms, the principal bedroom having a spacious ensuite bathroom, a shower room with dressing room with fitted wardrobes completes the accommodation. Outside the property stands in grounds extending to about ½ an acre (sts). A driveway provides off road parking and access to the double garage. The gardens are a particular feature, A large patio opens to wide lawns bordered by hedgerow and interspersed with shaped borders containing a wealth of flowering plants, shrubs and specimen trees.

LOCATION

The cottage is situated in a quiet lane known as The Green on the Henham estate, a rural location yet conveniently located for access to the renowned coastal town of Southwold (five miles) and the well served market towns of Halesworth (five miles) and Beccles (eight miles).

ACCOMMODATION

ENTRANCE LOBBY

SITTING ROOM

An L-shaped triple aspect room with windows enjoying views over the gardens. Fireplace with wood burning stove.

HALLWAY

Staircase rising to first floor.

KITCHEN / BREAKFAST ROOM

Windows and French doors open to the patio and garden. Wood burning stove and electric under floor heating. Fitted range of base and wall

cupboards, work surfaces, enamel single drainer sink unit and mixer tap. Fitted electric oven and hob with cooker hood over. Double glazed roof light.

UTILITY ROOM

Base unit, work surface, circular sink unit, plumbing for washing machine. Entrance door to driveway.

CLOAKROOM

White suite comprising hand basin and W.C

STUDY

Glass brick allowing borrowed light from the kitchen. Connecting doors to hallway, utility and:

DINING ROOM / BEDROOM

Windows to front and side.

FIRST FLOOR

LANDING

BEDROOM

Windows to front and side with fine countryside views.

ENSUITE BATHROOM

White suite comprising roll top and claw foot bath, separate shower cubicle, pedestal hand basin and W.C. Tiled floor. Windows to rear.

BEDROOM

Window with countryside views. Fitted wardrobes.

BEDROOM

Windows to front and side with countryside views.

SHOWER ROOM

White suite comprising tiled shower cubicle, pedestal hand basin and W.C. Windows to rear.

DRESSING ROOM

Range of fitted wardrobes and lockers. Window to rear.

OUTSIDE

The property stands in grounds extending to about ½ an acre (subject to measured survey). To the front is an open plan lawn with borders and staked trees. To one side a driveway provides off road parking and access to the DOUBLE GARAGE with electric supply. From the driveway an hand gate opens on to large patio area bordered by dwarf hedgerow and opening to wide lawns interspersed with shaped borders containing a wealth of flowering plants, shrubs and specimen trees.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Details can be obtained from the East Suffolk Council.

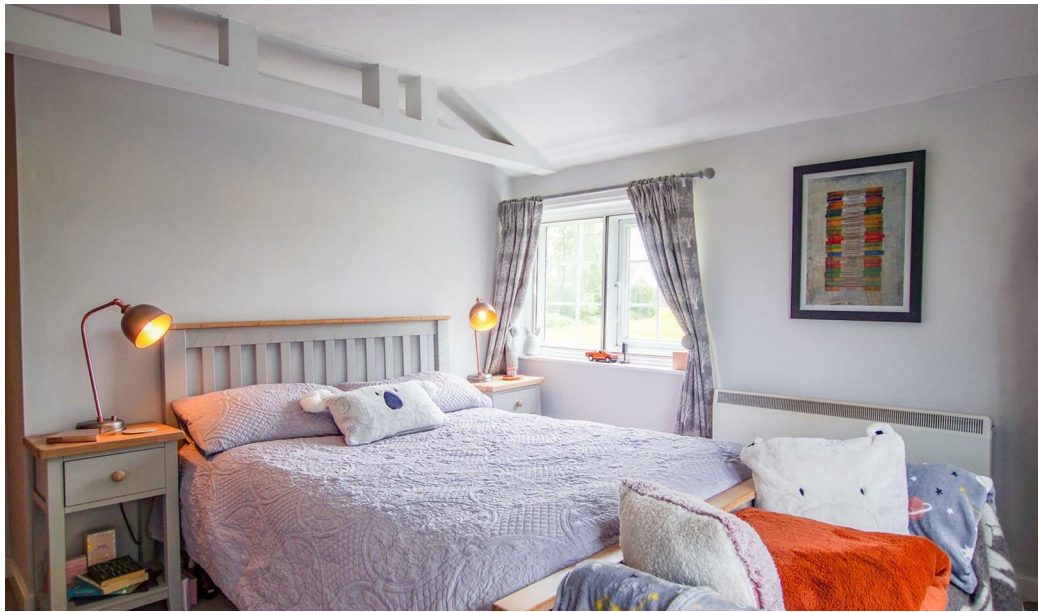
VIEWING

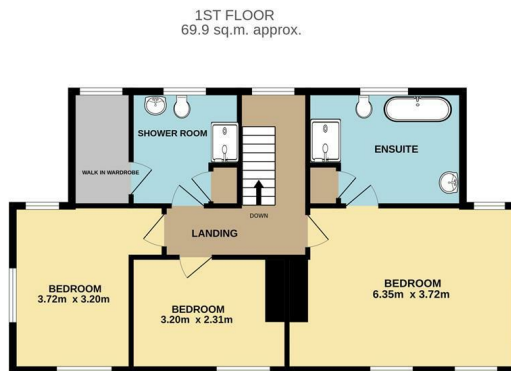
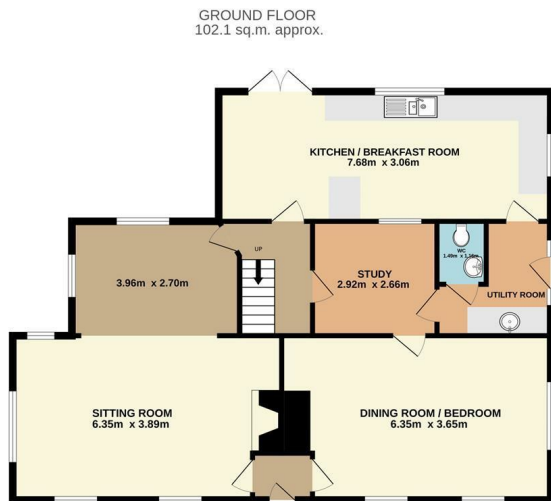
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20243/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

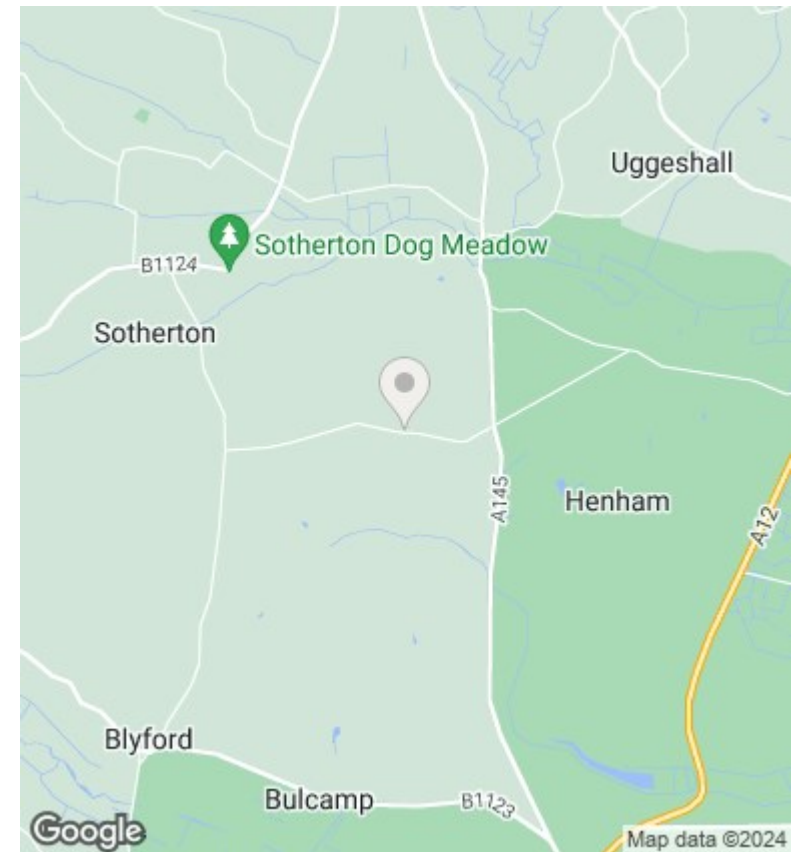






TOTAL FLOOR AREA : 172.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com