



## Butley, Woodbridge

Offers In Excess Of £375,000

- No Onward Chain
- Large Gardens
- Propane Gas Central Heating
- Countryside Views
- Large Kitchen/Dining Room
- Planning Consent to Extend
- Four Double Bedrooms
- Wood Burners in Kitchen & Sitting Room
- EPC - F



# The Street, Butley

A three storey village house with large garden and countryside views. The Hamlet of Butley lies close to the Suffolk Heritage Coast between the renowned seaside town of Aldeburgh and bustling market town Woodbridge on the river Deben standing within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. This peaceful location is ideal for enjoying all the amenities of the beautiful Suffolk countryside and coastline. Nearby Orford benefits from a well-stocked village shop with sub-post office, an internationally-famous bakery, hotel, pub and is home to a 12th Century castle. Orford still retains its primary school, regular market and primary school. Butley lies a short distance from the river Alde where there are active sailing clubs at Orford and Aldeburgh.



Council Tax Band: C



## DESCRIPTION

A three storey village house, at the end of a terrace of houses and cottages, overlooking the surrounding countryside in this East Suffolk Hamlet, a perfect location for exploring the Heritage Coast. A five-bar gate opens to the large garden with mature oaks overlooking the neighbouring countryside, and providing off road parking. The spacious accommodation with propane gas central heating and double glazing features a sitting room with fireplace and wood burning stove. The large kitchen/dining room has a triple aspect overlooking the gardens and countryside, with a further fireplace with wood burning stove. The splendid fitted kitchen has integrated appliances and polished stone work tops. A cloakroom is tucked in one corner. There are four well proportioned bedrooms over two floors, enjoying views over the countryside and a family bathroom is located on the first floor. A large basement offers great storage and has potential to create further accommodation. Present owners have successfully gained planning consent for a single storey rear extension to further enhance this appealing village house.

## ACCOMMODATION

### SITTING ROOM

Windows overlooking the countryside. Brick fireplace with wood burning stove. Staircase rising to the first floor.

### KITCHEN / DINING ROOM

A triple aspect room with windows overlooking the garden and countryside. Brick fireplace with wood burning stove. Range of fitted base and wall cupboard with polished stone work surfaces; double butler sink; integrated fridge; dishwasher; washing machine and gas range cooker.

## CLOAKROOM

White suite comprising corner hand basin and W.C. Wall mounted gas fired central heating boiler.

## FIRST FLOOR

### LANDING

Staircase to second floor. Window to rear elevation. Storage cupboard and shelves.

### BEDROOM

Window to front elevation overlooking the countryside.

### BEDROOM

Window to front elevation overlooking the countryside.

### BATHROOM

White suite comprising roll top bath, mixer tap and hand held shower, hand basin and W.C. Window to rear elevation.

## SECOND FLOOR

### LANDING

Window to rear elevation.

### BEDROOM

Window to front and rear elevation overlooking the countryside.

### BEDROOM

Window to front elevation overlooking the countryside.

## DOUBLE BASEMENT

## TENURE

Freehold.



## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains electricity and water, private drainage.

## AGENTS NOTE

Neighbouring properties have a right of way at the rear for access.

## VIEWING ARRANGEMENT

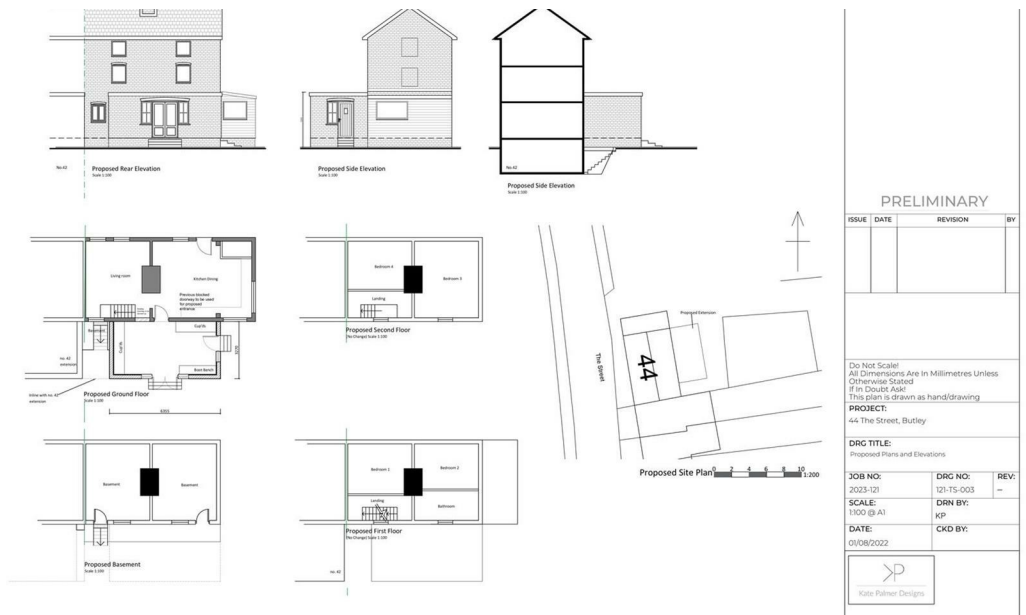
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20670/RDB.

## FIXTURES & FITTINGS

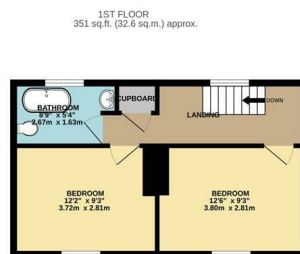
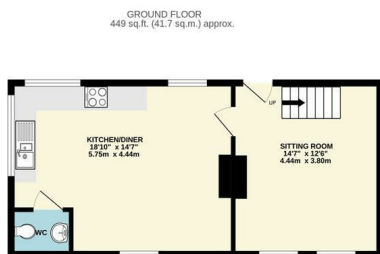
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TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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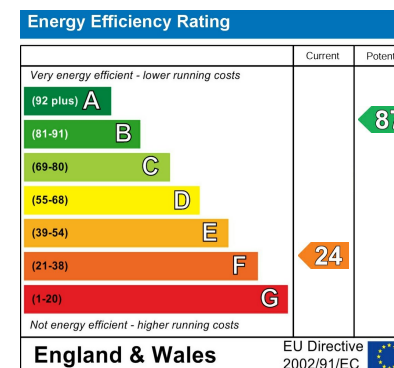


## Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)