



BAXTER HOUSE
21 CHURCH STREET, WANGFORD, NR34 8RW



This beautifully presented double fronted Grade II listed Cottage is full of character and charm with many original features, situated in the heart of Wangford.

Baxter House offers spacious and flexible accommodation which seamlessly blends modern touches with charming character features.

You are welcomed into the cottage via a lobby which provides access to the two reception rooms and stairs to the first floor. To the left is the warm and cosy sitting room with feature fireplace and views to the front. To the right is the relaxing family room, with feature fireplace, window to the front, and which opens into the delightful extended modern kitchen and dining area which is filled with light from the Velux windows and bifold doors to the rear terrace and garden. Doors from the kitchen lead to a storage/utility room and a substantial cellar. The ground floor is completed with a well appointed shower room.

A shallow staircase leads to the first floor landing which provides access to all the bedrooms. The main bedroom is light and airy and offers views to the front and an en-suite shower room. It also has the benefit of a door to a little mezzanine area. The second spacious double bedroom offers feature fireplace and views to the front. The two single bedrooms have views to the rear and there is a family bathroom.

To the rear is a delightful garden with paved terrace ideal for al fresco dining, lawn, shrub borders, brick shed, timber shed, gate to the allotments and hand gate with pedestrian right of way to Church Street.

Wangford is a popular village with a thriving community and useful amenities such as a village shop, farm shop and public house. Well connected via the A12, the village is also only approximately 3 miles from the seaside town of Southwold.







TENURE – Freehold

LOCAL AUTHORITY

East Suffolk Council – Band D

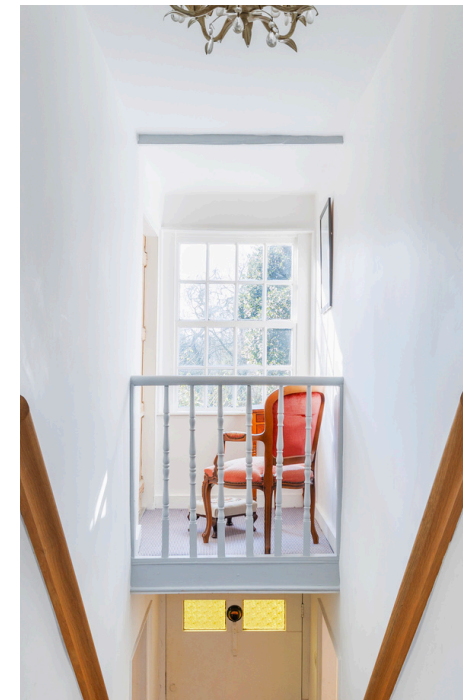
SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC - Exempt as Grade II listed





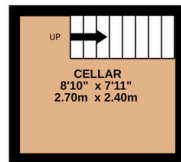
CENTRAL
VILLAGE
LOCATION



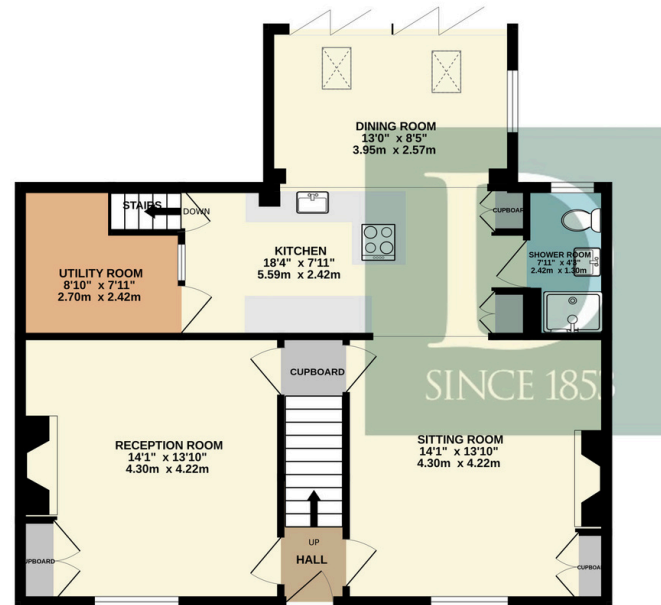


FLOOR PLAN

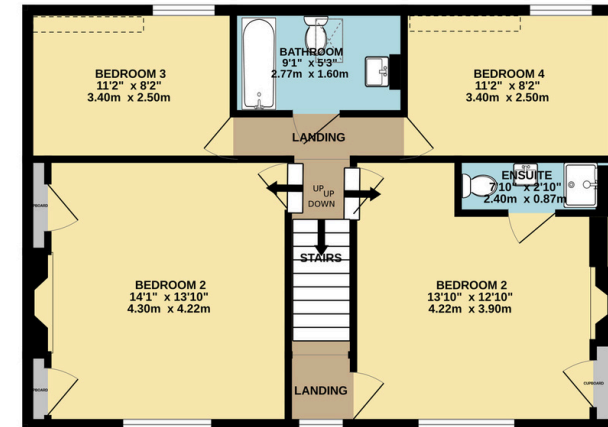
CELLAR
70 sq.ft. (6.5 sq.m.) approx.



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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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