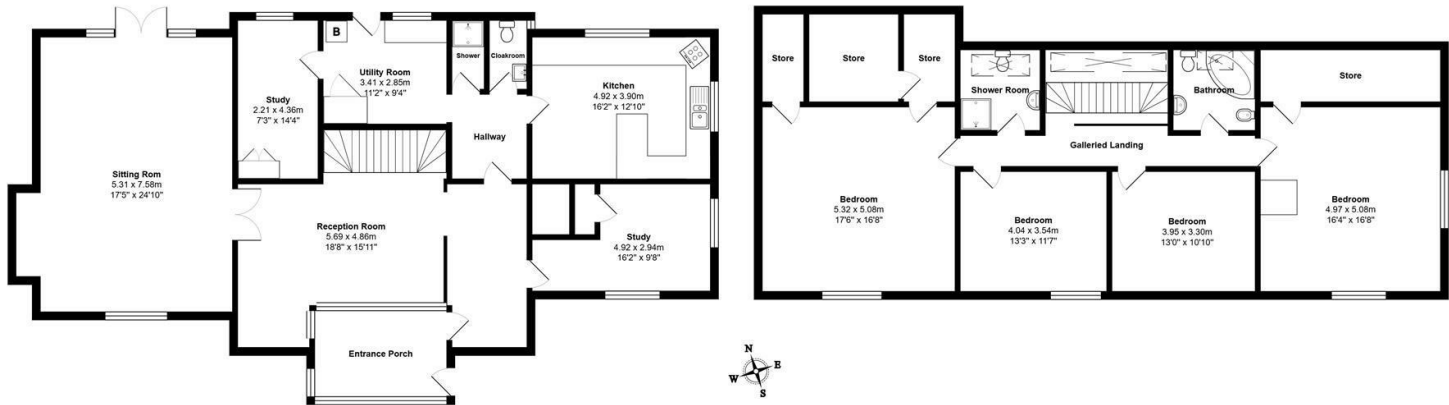
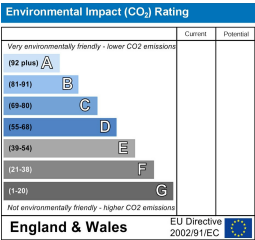
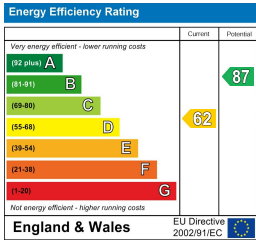




Total Area: 285.8 m² ... 3077 ft²  
All measurements are approximate and for display purposes only



## Castle Cottage , Offton, Ipswich, IP8 4RL

# £750,000

Situated in approximately 2 acres (STS) this 1970's built property is located in a secluded location surrounded by field views. Rarely available and now in need of modernisation this family home provides accommodation including, FOUR bedrooms, three reception rooms, kitchen, utility room, off road parking, GARAGE, outbuildings and formal gardens surrounding the property with further land including paddocks.



THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998  
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

# Castle Cottage Offton, Ipswich, IP8 4RL

## OFFTON:

OFFTON is a small village of less than 350 houses to the west of Ipswich and lying between Hadleigh and Needham Market. The parish boundaries are shared with Elmsett, Naughton, Nedging, Wattisham, Great Bricett, Ringshall, Willisham, Nettlestead, and Somersham.

NEEDHAM MARKET: Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

## FRONT DOOR TO...

## ENTRANCE PORCHWAY:

Door to entrance hallway...

## RECEPTION ROOM: 18'8" x 15'11" (5.69 x 4.86)

Radiator, stairs to first floor and doors to...

## STUDY: 16'1" x 9'7" (4.92 x 2.94)

Window to front and side and radiator.

## INNER LOBBY:

Radiator and door to...

## KITCHEN: 16'1" x 12'9" (4.92 x 3.90)

Window side and rear, range of wall and base units and space for appliances.

## CLOAKROOM:

Low level w/c, wall mounted towel rail, hand wash basin.

## SHOWER:

Shower cubicle.

## UTILITY: 11'2" x 9'4" (3.41 x 2.85)

Window and door to rear garden, floor mounted boiler, radiator, storage cupboard and door to...

## STUDY: 7'3" x 14'3" (2.21 x 4.36)

Window to rear, built in cupboard space.

## LIVING ROOM: 17'5" x 24'10" (5.31 x 7.58)

Window to front, fireplace, three radiators, doors with feature window to rear.

## GALLERY LANDING:

Velux window and doors to...

## BEDROOM: 16'3" x 16'7" (4.97 x 5.08)

Window to front and side, storage cupboard.

## BEDROOM: 12'11" x 10'9" (3.95 x 3.30)

Window to front and radiator.

## BATHROOM:

Velux window, corner bath, low level w/c, pedestal bidet and radiator.

## BEDROOM: 13'3" x 11'7" (4.04 x 3.54)

Window to front and radiator.

## SHOWER ROOM:

Velux window, low level w/c, sink set into vanity unit and radiator.

## BEDROOM: 17'5" x 16'7" (5.32 x 5.08)

Window to front and three storage cupboards.

## OUTSIDE:

Double gates leading to driveway, double garage, oil tank situated behind the garage.

## FRONT:

Front gate with pathway to front door, mature lawn to the front with flower and shrub borders and retaining brick wall. The front garden wraps round to the rear of the property.

## REAR:

Patio area with retaining wall and steps down to lawn area with mature trees, hedging, flower and shrub boarders. Pathway leading to outbuildings, brick building housing swimming pool. (Needs complete refurbishment). The land to the rear of the property sits within grounds of approximately two acres (STS). Beyond the outbuildings/stables there are paddocks.

## NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

