



Reed Cottage , Middlewood Green, Stowmarket, IP14 £650,000 5HD

This Charming Grade II Listed cottage is ideally situated in a tucked away position in Middlewood Green. The property has many period features dating back to the 17th Century and boasts huge amounts of its original charm and character including exposed beams and Inglenook fireplace. The property benefits from Kitchen, Utility, Bedroom 3/Reception Room, 2 Bedrooms, Bathroom, Large Out Building and Grounds of Approximately 1 Acre.



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

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Reed Cottage Middlewood Green, Stowmarket, Suffolk, IP14 5HD

MIDDLEWOOD GREEN:

Middlewood Green is located in the county of Suffolk, Eastern England, three miles north-east of the town of Stowmarket, 11 miles north of the major town of Ipswich, and 70 miles north-east of London. Middlewood Green falls within the district council of Mid Suffolk, under the county council of Suffolk.

With front door leading to...

ENTRANCE HALL:

With wooden stairs to first floor, exposed brick flooring, under stairs storage cupboard with lighting, doors leading to...

LIVING ROOM: 18'3" x 15'9" (5.56m x 4.80m)

With windows to front and side aspects with views over the garden and fields, Inglenook fireplace, exposed beams and stud work, English Oak wood flooring, tv point, radiator.

WET ROOM:

With window to rear aspect, fitted with shower, low level W.C, wash hand basin.

KITCHEN: 16'4" x 14'7" (4.98m x 4.45m)

With two windows to rear providing delightful views over the garden and fields beyond, fitted with a range of wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, space for Range cooker, space for appliances, feature exposed beams, radiator, door leading to...

UTILITY:

With windows to rear and side aspects, space for appliances.

RECEPTION ROOM/BEDROOM 3: 18'3" x 12'4" (5.56m x 3.76m)

With windows to rear and front aspects, door to rear aspect, Inglenook fireplace with wood burning stove inset, wooden flooring, exposed beams, radiator.

FIRST FLOOR

LANDING:

With window to front aspect, a light and airy space, doors leading to...

BEDROOM 1: 18'3" x 16'4" (5.56m x 4.98m)

With windows to front and side aspects, built in wardrobes, eaves storage cupboards, exposed beams, radiator.

BEDROOM 2: 18'3" x 9'9" (5.56m x 2.97m)

Two windows to side aspect with field views, exposed beams, radiator.

BATHROOM:

With window to rear aspect, suite comprising panelled bath, low level W.C, wash hand basin.

OUTSIDE:

The property is set off the road and is approached via a long private gravelled driveway which in turn leads to the Garage/Out Building: With power and light connected, partly used as a gym.

The garden wraps around the property and measures approximately 1 acre, it is mainly laid to lawn with gravelled seating area, it is mature with a selection of trees, and pond. The property is surrounding by fields and enjoys stunning countryside views.

AGENTS NOTES:

The thatched roof redressed and a new ridge installed in August 2025

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

