



South Lodge, Cowlinge, CB8 9QA

CHEFFINS

South Lodge

Cowlinge,
CB8 9QA

- 3 Bedroom Detached Cottage
- Recently Improved by Current Owner
- Modern Bathroom
- South West Facing Garden
- Extensive Outbuilding (ideal for outside entertainment area or conversion stp)
- Views Over Farmland

South Lodge is a 3 bedroom detached period cottage delightfully situated at the South entrance to the Branches Park Estate. The property has been greatly improved by the current owner and has the potential for extension (STP). Main benefits include a living room, kitchen/breakfast room, separate utility room, modern bathroom, 3 bedrooms, extensive outbuildings (ideal for an outside entertainment area or conversion, STP) and established gardens with views over farmland. Viewing Essential.

3 1 1

Guide Price £545,000





LOCATION

COWLINGE is a delightful village situated approximately 9 miles South East from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Stradishall. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, schools and restaurants.

ENTRANCE PORCH

with quarry tiled flooring, entrance door, inner door through to;

ENTRANCE HALL

with quarry tiled flooring, cast iron radiator.

LIVING ROOM

A double aspect room with windows to the side and front, cast iron radiator, tiled flooring, open fireplace with wooden surround, cast iron hearth, under stairs storage cupboard, picture rails.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units, bespoke solid wood with composite work surface, space and plumbing for appliances, sunken sink, large pantry cupboard, cast iron radiator, tiled flooring, feature fireplace (boarded off).

UTILITY AREA

with bespoke dog kennel, space and plumbing for appliances, tiled flooring.

CLOAKROOM

with a low level WC, tiled flooring, wash hand basin.

BATHROOM

A beautifully re-fitted three piece suite with a wall mounted wash hand basin, claw roll top bath and shower over, shower with fully tiled flooring and walls, heated towel rail, tiled flooring.

FIRST FLOOR**LANDING****BEDROOM 1**

A double aspect room with views to the front and side overlooking meadows, cast iron fireplace, cast iron radiator.

BEDROOM 2

with a cast iron radiator.

BEDROOM 3

with a cast iron radiator.

OUTSIDE

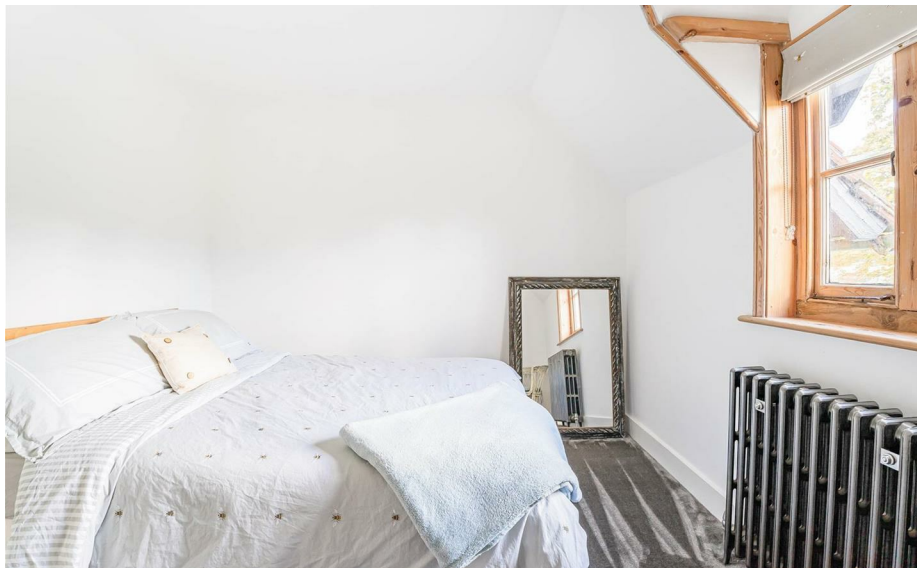
To the front of the property is a garden area laid to lawn enclosed by a picket fence with a block paved pathway leading around the property. To the left hand side of the property is a further garden area laid to lawn and to the right hand side of the property is a driveway providing off-road parking for 3/4 cars.

To the rear of the property is a beautiful South West facing garden mainly laid to lawn with mature shrub and tree borders overlooking meadows to the right hand side, a pergola with a porcelain patio seating area, steps leading up to a further Indian sandstone patio, 2 timber built storage areas, outside lighting and an outside tap. There are extensive outbuildings with oak timbers and slate roofing with power and light connected (ideal for re-development into an outside entertainment area or conversion subject to planning), an astro turf central area with water and plumbing connected.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £545,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk





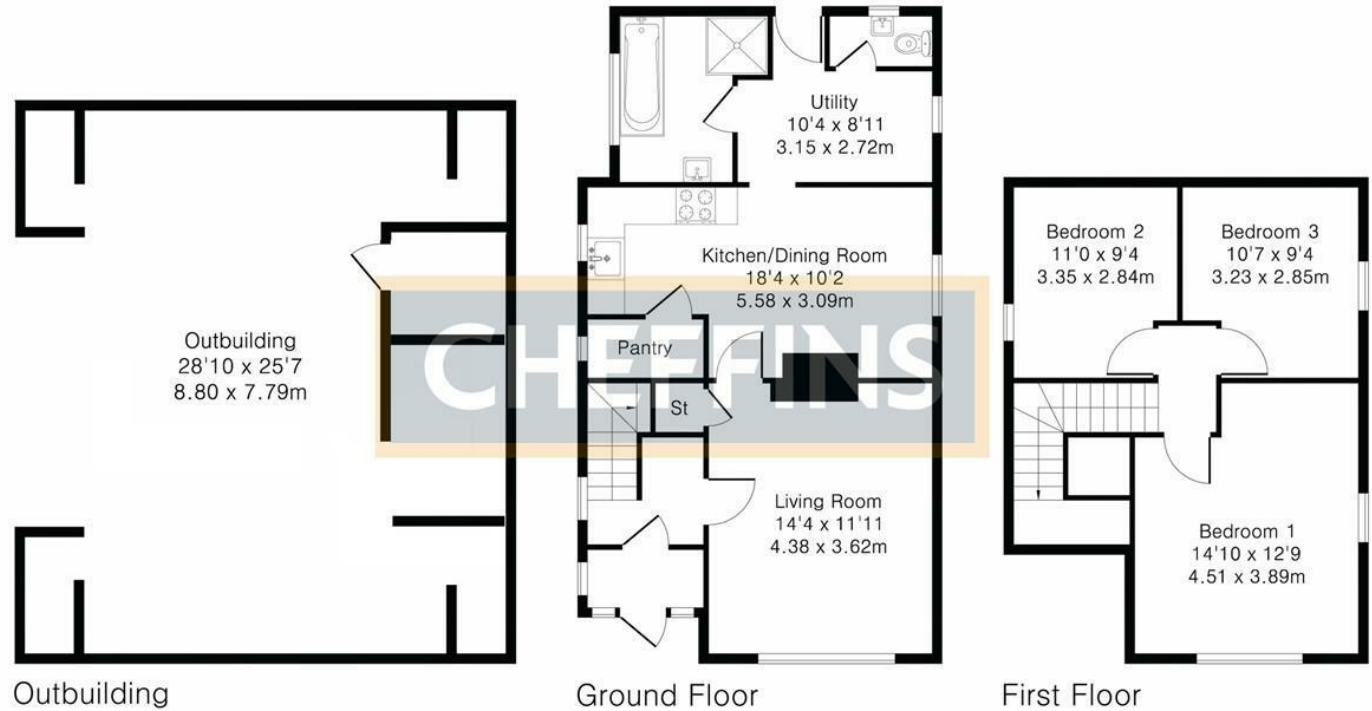


Approximate Gross Internal Area 1290 sq ft - 121 sq m

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 416 sq ft – 39 sq m

Outbuilding Area 285 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.