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Cox Cottage, Cox Common, Westhall,
Halesworth, Suffolk, IP19 8RJ

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Cox Cottage is an excellent four bedroom detached house occupying an enviable rural position on the edge of the village with countryside views. Set well back from a quiet road with a deep front garden and long driveway.

Accommodation comprises:

- Spacious entrance hall with a cloakroom
- Large, light sitting room with a fireplace housing a wood-burning stove
- Large Kitchen/diner/family room
- Ground floor double bedroom with an en-suite shower room
- Study and utility room
- Three first floor bedrooms - the master being a very generous size with a further en-suite shower room
- Family bathroom
- Oil fired central heating
- Double glazed windows
- Vinyl flooring throughout the ground floor
- Deep front garden with a carport and a good size rear garden with a pond and open field views
- Quiet wonderful rural location
- Vendor has found an onward purchase



The Property

Cox cottage was individually designed and built in 2007 for the current owner and enjoys a wonderful rural location on the edge of the popular village of Westhall. A spacious entrance hall also provide a cloakroom with a door to the excellent kitchen/diner/family room, this is a large room fitted with a good range of cupboards to include an integrated fridge/freezer, dishwasher, gas hob, electric oven and pull out drawers and corner carousels. There is plenty of space for a dining table and an area for a sofa.

The lovely light sitting room is found to the rear with a large bay window and fully glazed door enabling the owner to sit and enjoy the garden and countryside beyond. An attractive brick fireplace houses a wood-burning stove. Off the hallway is a separate study and a utility room, where the water softener is fitted and then a useful ground floor double bedroom with direct access to the rear garden. These rooms would also provide a lovely ground floor annex. as this room also benefits from an en-suite shower room. Off the generous first floor landing are three further bedrooms, two doubles and a single, the master being a particularly generous double room, again with windows to the rear giving wonderful countryside views. This room has a built-in wardrobe and another en-suite shower room. There is also a family bathroom.



Gardens

The property is set well back from a quiet country road, approached over a long gravelled driveway with shrub and flower beds to either side. There is a carport and turning area to the front of the house. The oil central heating tank is also sited here. The attractive mature rear garden is lawned with shrubs, flower beds and mature trees. A paved patio runs immediately behind the property. At the bottom of the garden is a wildlife pond with another area to sit and enjoy the open views at the rear. There is also a timber garden shed.

Location

The house enjoys a rural location on the edge of the village of Westhall. Westhall is a small rural village that is immensely proud of its community run pub. The nearby town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Brampton (2 miles away) and also Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating Mains electric and water and sewerage via a private treatment plant

Local Authority:

East Suffolk Council

Tax Band:E

Postcode: IP19 8RJ

EPC Rating: tba

Agents Note

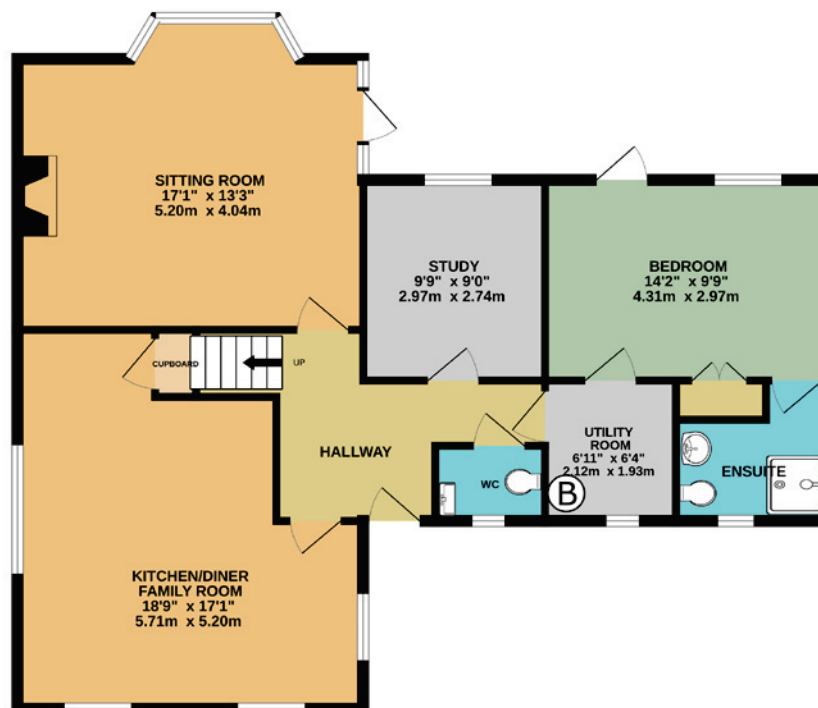
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

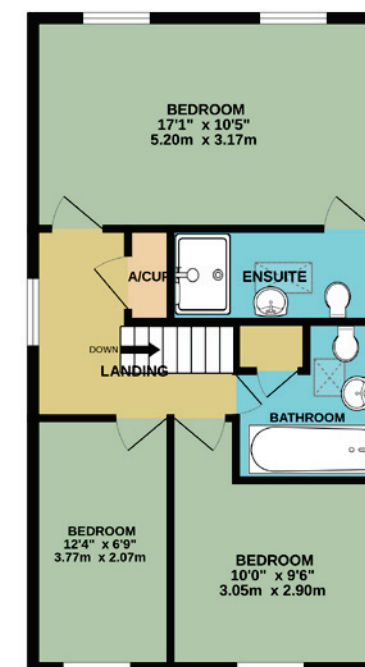
Vacant possession of the freehold will be given upon completion.

Guide price £490,000

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk