



4 Grange Road

Wickham Skeith, Suffolk IP23 8NE

An extremely rare opportunity to acquire a 1/2 bedroom cottage set in grounds of 2.25 acres (sts) in the popular village of Wickham Skeith



OIEO

£400,000



x2



x1



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2.25
acres

at a glance

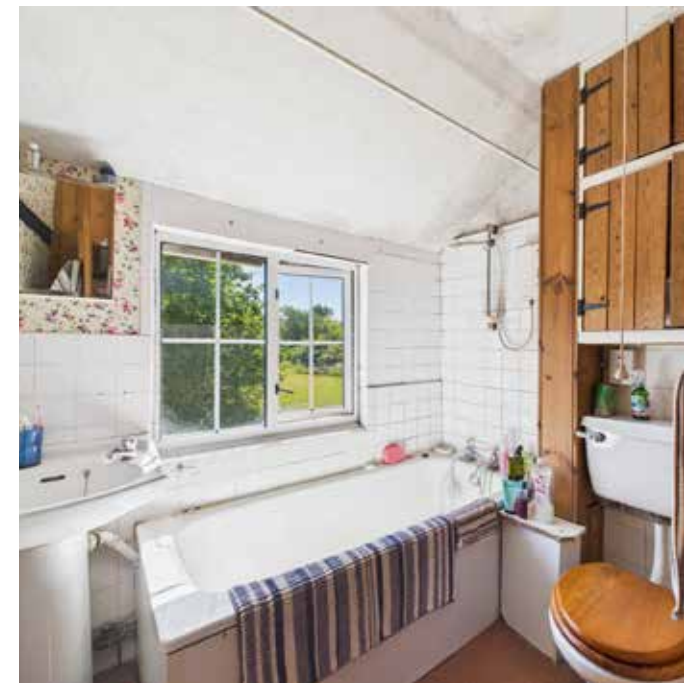
- 1/2 Bedroom semi detached cottage
- Situated in the popular village of Wickham Skeith
- Set in grounds of 2.25 acres (sts)
- Rear access to the grounds
- Carport and garage
- Pond, formal gardens, paddock and out buildings
- Tranquil setting abutting farmland
- Extremely rare opportunity which is rarely available



GIRAFFE360



The cottage which does require updating affords the following accommodation - sitting room, kitchen, dining room and study/ bedroom 2. On the first floor there is a landing, bedroom and bathroom. There is currently planning passed for an extension to the ground floor and full details of this are available via the selling agent. Further scope for extension would be subject to planning.





outside

Externally is where the property really makes this an individual and rare acquisition. There are formal rear gardens somewhat expected with a property of this size and style and in addition to the rear of the garden you are lead to the expansive grounds of circa 2.25 acres (sts).

The grounds which have there own access from Daisy Green Lane benefit from a good size orchard area, a detached garage and carport, a pond, chicken run with wooden outbuildings, field shelter with hard standing area and treelined paddocks abutting farmland.

We strongly advise a viewing to fully value the position and flexible land on offer and appreciate the opportunity to purchase this rare opportunity in a tranquil position.

location

Wickham Skeith is well situated within an area of traditional rural countryside and has good access to key surrounding locations. With close access to the A140 it offers ideal road links to Ipswich and Norwich and the A14 which leads to Bury St Edmunds, Cambridge and beyond. The nearby town of Stowmarket offers direct rail links to London Liverpool Street. The nearby village of Mendlesham has a thriving community and is very well served with local amenities including primary school, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.

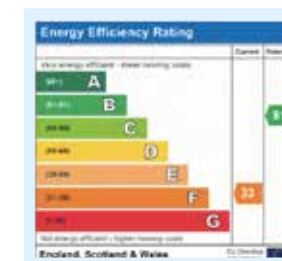
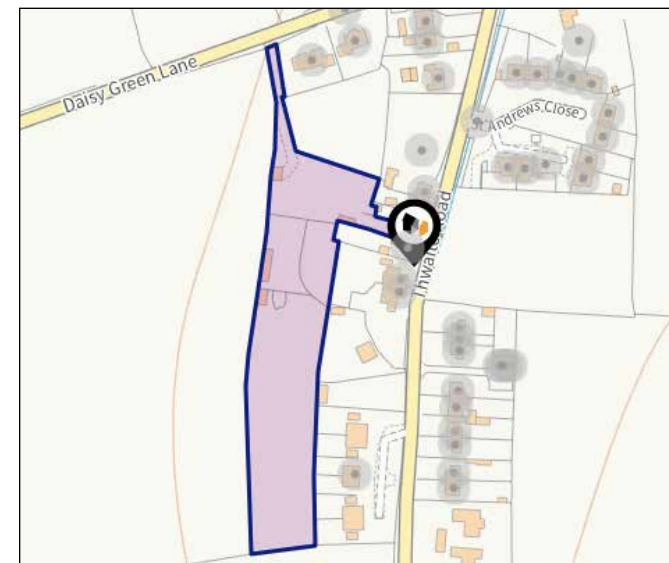


ground floor

Sitting Room	3.81m (12'6") x 3.54m (11'7")
Kitchen	2.18m (7'1") x 2.66m (8'8")
Dining Room	4.30m (14'1") x 2.23m (7'3")
Study/Bedroom 2	2.04m (6'8") x 2.23m (7'3")

first floor

Landing	
Bedroom	3.76m (12'3") x 3.50m (11'5")
Bathroom	2.23m (7'3") x 1.60m (5'3")



services

Mains water; electricity and sewage. The heating is provided by electric storage heaters and a wood burner in the front room.

Mid Suffolk District Council - Council Tax Band B.

See more information online. Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.

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