







# Otley Bottom, Ipswich, Suffolk

## £550,000

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Grace Estate Agents are delighted to bring to market this traditional four-bedroom Victorian cottage built in the 1850's located in the Suffolk Countryside. The property has been converted from two properties into one larger family home. It is sheltered from the main road behind mature trees and hedges. Ivy and Hydrangeas climb the exterior creating a picturesque setting in the Summertime. Off road parking is available to the side of the property.

Internally, the ground floor is tiled throughout and the entrance hall gives access to both sides of the property. The right-hand side of the property accommodates the dining room, kitchen and utility. The dining room overlooks the front of the property and there is open access to the country style kitchen which overlooks the rear of the property. There is access to two bedrooms and one bathroom on the first floor from this side of the property and also to the rear garden.

The left-hand side of the property accommodates a large living area, a central feature of the property, and conservatory downstairs. There is access to a further two bedrooms and one bathroom from this side of the property and also to the rear garden.

Located in the village of Otley, the property is ideally located giving a countryside side feel but being within easy reach to Woodbridge and Ipswich. Otley college is a short drive away and there are plenty of public footpaths nearby to enjoy countryside strolls. The family home is well positioned for primary and secondary schools.

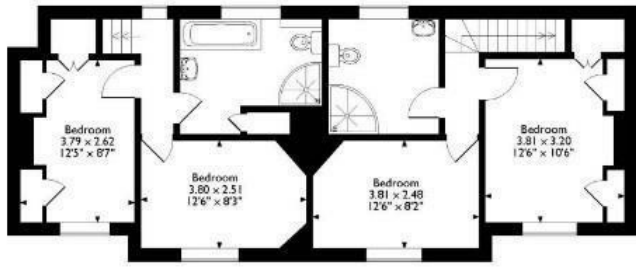
The gardens of this property provide a particularly fascinating feature. There are four decked areas across multiple levels immediately outside of the property. The rest of the garden is laid mainly to lawn and fronted with classic ironwork recovered from the historic Southwark Cathedral. The pathway beyond is bordered with mature plants and shrubs, leading to an orchard of fruit trees. Beyond is a Summer-House at the end of the garden, and a beautiful pond.

Guide price £550,000

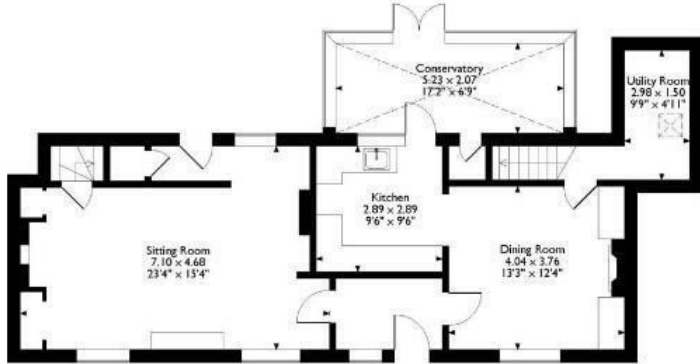
### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

Approximate Gross Internal Area  
150 Sq M / 1615 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating	
Current	Potential
79	47

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



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