Flick & Son
Coast and Country

Cransford, Woodbridge,

Offers In Excess Of £500,000

- Renovated and Extended Detached family home of Exceptional Quality
- Stunning Open Plan Contemporary Kitchen/Breakfast Room
- 3 First floor Bedrooms and Bathroom
- Private Gardens, Driveway and Double Garage
- 2 Elegant Reception Rooms
- No Onward Chain- Available for Immediate Occupation!
- Wood Burning Stove, Oil Fired Central Heating and Double Glazing
- Ground floor Bedroom and Bathroom
- EPC - E

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

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www.flickandson.co.uk

The Street, Cransford, Woodbridge

An beautiful renovated and extended detached cottage of exceptional quality is this delightful hamlet.

Glebe Cottage is situated approximately 4 miles to the west of the market town of Saxmundham and about 3 miles east of the most attractive town of Framlingham with its Market Square and castle. The railway station at Saxmundham lies on the East Suffolk line and gives both direct and connecting services via the county town of Ipswich to London Liverpool Street. There are also Waitrose and Tesco supermarkets in Saxmundham. Excellent educational facilities are available in the near locality including a primary school in Saxmundham, high schools in Framlingham (Thomas Mills) and Leiston, as well as private schools at Brandeston and Framlingham College, Woodbridge School and St George's School at Reydon near Southwold. For those with leisure interests in mind, the area abounds with opportunities including coastal and woodland walks at nearby Dunwich Forest, bird watching at the internationally renowned RSPB Minsmere Bird Reserve and the Dunwich Heath National Trust Reserve.

4 2 2 E

Council Tax Band: D

DESCRIPTION

Occupying a central position within the sought-after village of Cransford, Glebe Cottage is a beautifully renovated detached four-bedroom cottage that successfully blends period character with contemporary living. Enhanced by a striking modern extension, the property offers immaculately presented and highly versatile accommodation, complemented by generous gardens, extensive parking, a substantial double garage and the added advantage of no onward chain.

At the heart of the home is an impressive kitchen/breakfast room, a light-filled space extending to over 24 feet in length. Designed for modern family life and entertaining, it features a bespoke glazed lantern roof light, full-height windows overlooking the garden, stylish dark blue shaker cabinetry topped with oak work surfaces, integrated appliances and a central peninsular breakfast bar. There is ample room for a large dining table, creating a wonderful social hub, while a separate utility room and walk-in pantry provide excellent practical storage.

The cottage retains much of its original charm, with exposed beams and a fireplace housing a wood-burning stove in the welcoming sitting room. A further reception room, currently arranged as a study, offers flexibility for home working or additional living space. Completing the ground floor is a versatile fourth bedroom, which could equally serve as a family room or snug, alongside a contemporary shower room.

Upstairs, three generously proportioned double bedrooms are arranged around a bright landing. Each enjoys attractive vaulted ceilings that enhance the sense of space and character, while the principal bedroom and two further bedrooms benefit from fitted storage. A stylish family bathroom serves the first floor, fitted with a contemporary suite including a bath with shower over.

Outside, the property is set back from the road behind established hedging and a lawned front garden. A driveway extends along the side of the cottage to the rear, where there is ample off-road parking and a substantial detached double garage of more than 375 sq ft. The rear garden is predominantly laid to lawn and enjoys a pleasant backdrop of mature trees, while a newly created patio provides an ideal setting for outdoor dining and relaxation.

A charming village home combining character, space and modern comfort in a desirable East Suffolk setting.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity and water. Seward treatment plan. Oil fired central heating.

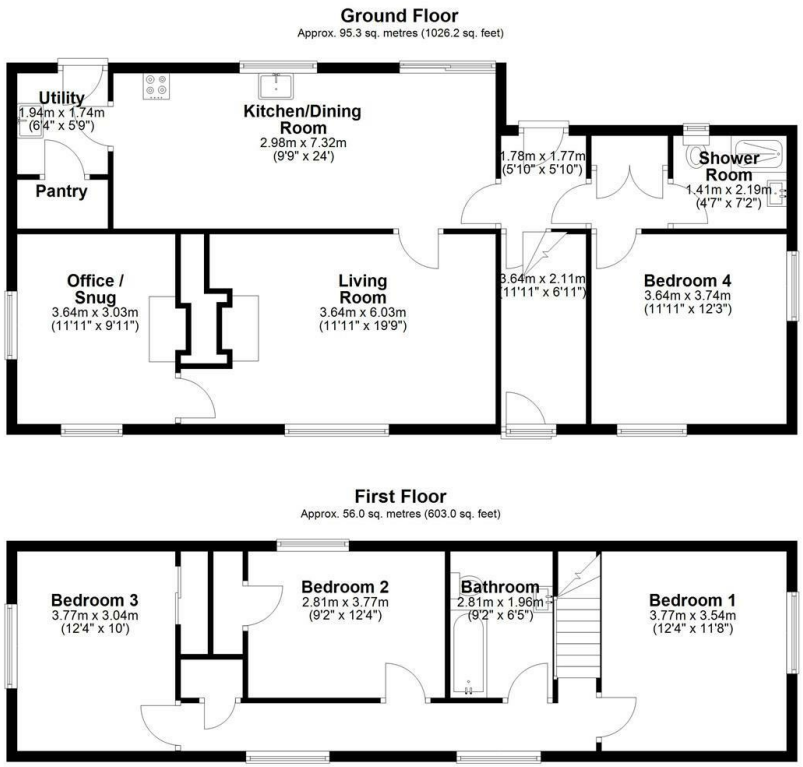
VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21142/RDB.

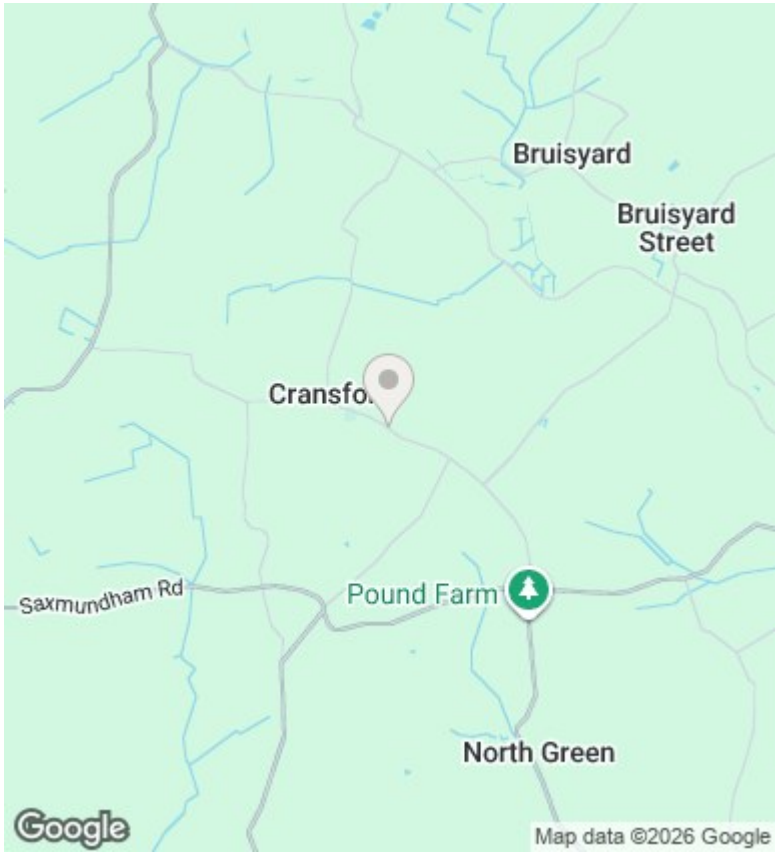
FIXTURES AND FITTINGS

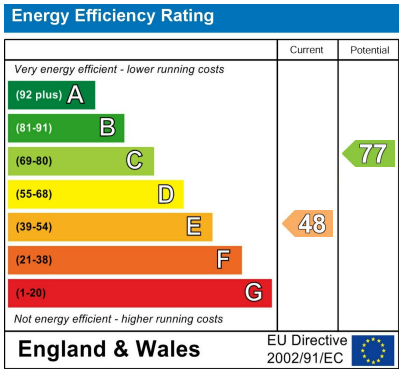
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Total area: approx. 151.4 sq. metres (1629.2 sq. feet)





Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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