



**The Cottage,
Baxters Green**

**DAVID
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The Cottage, Baxters Green, Wickhambrook, CB8 8UY

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 9 miles, in turn providing access to the A14 trunk road to London via the M11.

This charming detached unlisted period cottage is tucked away in a quiet rural location overlooking open countryside. The property, which has been significantly extended and updated in recent years, offers tastefully presented living accommodation which has been beautifully finished and is set within mature wrap around gardens with parking and a double garage backing onto meadowland.

A charming detached cottage situated in a quiet rural location.

Ground Floor

ENTRANCE HALL With oak flooring, stairs rising to the first floor with a cupboard under and exposed beams.

SITTING ROOM A charming room featuring exposed beams and an impressive inglenook fireplace with a wood burning stove, herringbone brick hearth and a door leads to the garden.

SNUG Also featuring exposed beams and a large inglenook fireplace with a brick hearth.

DINING ROOM A double aspect room with exposed beams.

GARDEN ROOM A light south west facing room enjoying the views over open country with doors leading onto a path which surrounds the house.

KITCHEN/BREAKFAST ROOM Comprehensively fitted with a range of Shaker style wall and floor units under granite worktops with a Belfast sink inset. Integrated appliances include a double electric AGA with 3 ring induction hob, integrated dishwasher and fridge freezer and a Franke filtered drinking tap. A central island provides further preparation space with storage beneath and oak flooring continues through to the dining area with double doors to the terrace.

UTILITY With space and plumbing for a washing machine.

WET ROOM Fitted with a stylish white suite comprising a WC, wash basin, shower area and a heated towel rail.

First Floor

BEDROOM 1 A triple aspect room with walk-in wardrobe. **En Suite** stylishly equipped with a white suite comprising of WC, wash basin, shower, extensively tiled walls and flooring and a heated towel rail.

BEDROOM 2 With built in wardrobe.

BEDROOM 3 Views over countryside.

BEDROOM 4 With built in wardrobes and views over countryside.

BATHROOM Stylishly equipped with a white WC, wash basin, bath, extensively tiled walls and flooring, a heated towel rail, and space for a tumble dryer.

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Outside

The property is approached via electric gates onto a paved parking area for several vehicles in turn leading to a **DOUBLE GARAGE** and enclosed office within, both have light, power and heating connected.

The property sits well within its plot with large expanses of lawn flanked by mature beds and borders enjoying the open aspect over adjacent countryside. The gardens surround the property offering a private and tranquil setting, enjoying a south westerly aspect.

In all about 0.23 of an acre.

SERVICES Oil fired central heating to radiators. Mains water. Klargest septic tank. Mains electricity connected. NOTE: None of these services have been tested by the agent.

ACCESS The property enjoys a right of way over the neighbour's property for access.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,895.43 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Timber framed with brick work extension under a thatched roof.

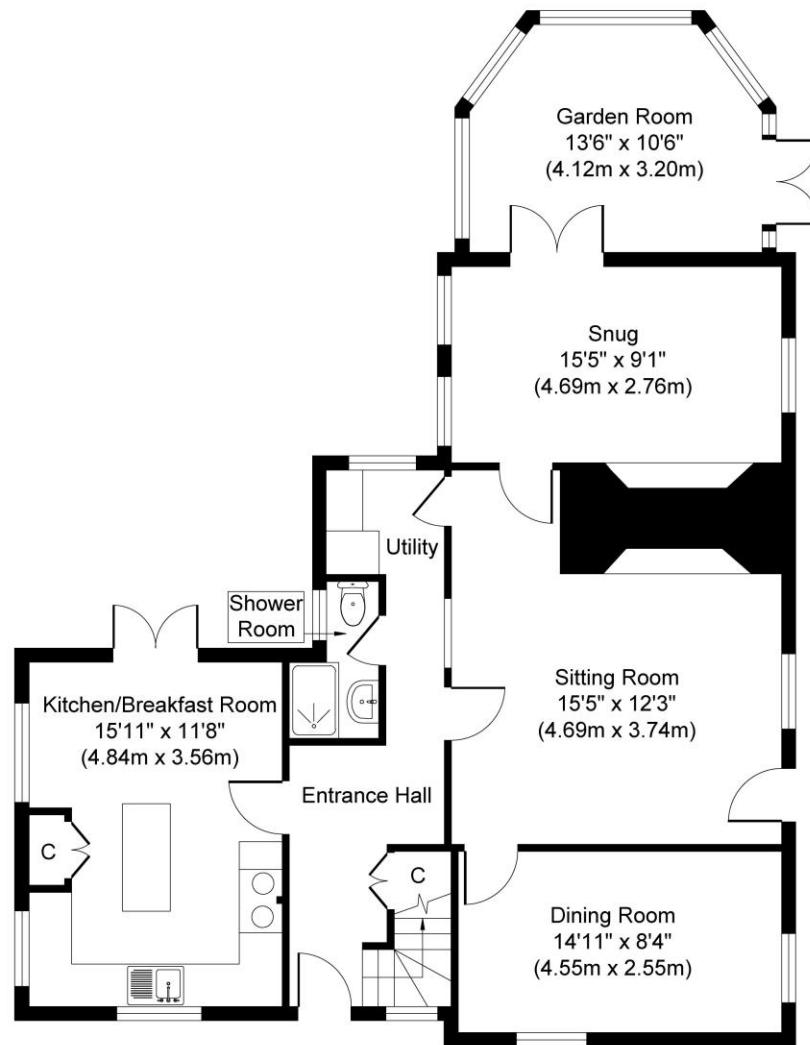
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS crass.pinging.foam

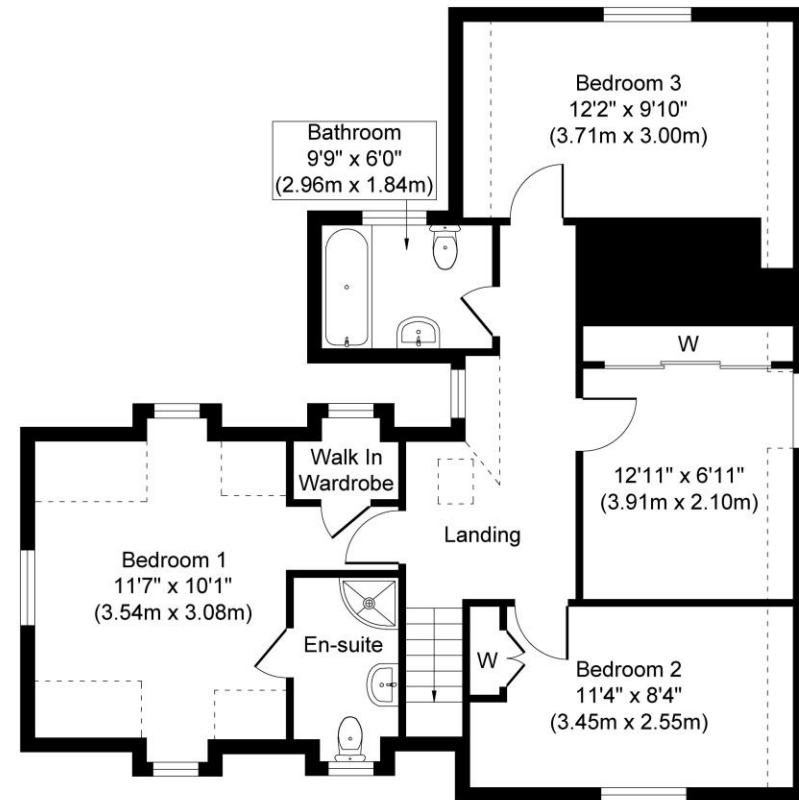
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1038 sq. ft
(96.39 sq. m)



First Floor
Approximate Floor Area
857 sq. ft
(79.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

