



# 1 VICTORIA COTTAGES

Hintlesham | Suffolk



Chapman Sticks

# 1 VICTORIA COTTAGES DUKE STREET HINTLESHAM IP8 3PP

AN UNLISTED SEMI-DETACHED VICTORIAN COTTAGE WITH A  
SOUTH-EAST FACING GARDEN BACKING ONTO COUNTRYSIDE

Hadleigh – 4 miles  
Ipswich – 5 miles  
Colchester - 18 miles

- Sitting room • Kitchen • Dining room • Bathroom • 2 double bedrooms •
- Study • Off-road parking • Outbuildings •





### Property

1 Victoria Cottages is a 19th century cottage that has been sympathetically extended and modernised in recent years. The front door leads into a spacious dual-aspect living room, which features an open fire with oak surround and mantle and a built-in storage to one side.

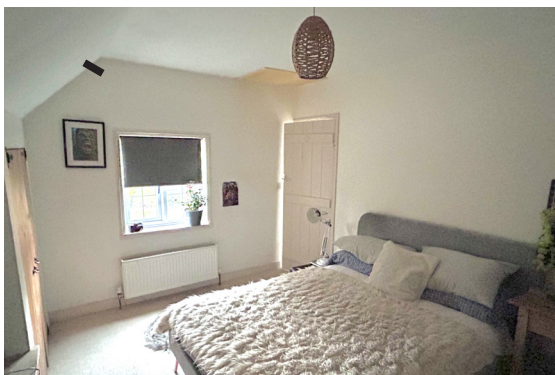
The kitchen is fitted with a range of contemporary base and eye level units which also includes a Hotpoint oven, hob, extractor and Neff dishwasher. To the rear of the dining room are French doors which lead onto the terrace and garden. Located off the dining room is a utility area housing the Heatrae Sadia boiler. The remaining ground floor consists of modernised family bathroom with sun tube over.



Accessed via a central landing, the first floor provides two double bedrooms and a study. The principal rear bedroom, which is a part of a two-storey addition (2018) has full height glazing overlooking the garden and countryside beyond. Both double bedrooms provide built-in wardrobes.

The cottage is set back from Duke Street forming a small front garden. To the rear is a secluded south-east facing garden which is chiefly laid to lawn, with a substantial summer house and two smaller outbuildings.

Beyond is parking for two cars which is accessed via a shared private driveway, with a further raised area of garden with apple, conker and sycamore trees.



### Location

Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It provides a church, school, and a public house. It is perhaps best known for the Hintlesham Hall Hotel and Golf Club.

### Services

Mains water, electricity, and drainage.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council Band B (2024)

### EPC Rating

Current F(29). Potential C(78).

# 1 Victoria Cottages, Duke Street, Hintlesham, Suffolk, IP8 3PP



Approx. Gross Internal Floor Area 822 sq. ft / 76.35 sq. m.

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