

JENNIE JONES

EST. 1992

ESTATE AGENTS



# CROSSROADS COTTAGE

£780,000

Middleton | Suffolk

# CROSSROADS COTTAGE, MIDDLETON, SAXMUNDHAM IP17 3LR

Aldeburgh – approx 8 miles  
Saxmundham – approx 4 miles  
Sizewell – approx 6 miles

- Porch ● Boot Room ● Kitchen ● Shower Room ●
- Dining Room ● Sitting Room ● Conservatory ●
- Ground Floor Bedroom One ● Dressing Room ●
- Four Further Bedrooms ● Family Bathroom ● Study ●
- Double Garage ● Ample Off Road Parking ●

## The Property

Crossroads Cottage is a delightful 18th century timber framed home, believed to have once served as an ale house, and now offering a beautifully characterful family residence. The property has undergone extensive renovation over recent years while carefully retaining its wealth of original features, including exposed studwork, beams and impressive inglenook fireplaces.

The accommodation is both flexible and well proportioned, currently offering five bedrooms arranged over two floors. The heart of the home is the striking kitchen, which combines period charm with everyday practicality and acts as a welcoming space for both family life and entertaining.

Living spaces are warm and atmospheric, with inglenook fireplaces creating focal points, while a conservatory enjoys wonderful views across the surrounding gardens and grounds. Throughout the cottage, the blend of historic character and thoughtful improvement creates a home of real charm and individuality.

The property sits within approximately 1.4 acres of pleasant grounds, offering a combination of lawned gardens and areas of woodland, providing a variety of uses and an attractive natural setting.

## A charming Suffolk cottage steeped in history, set within generous and beautifully varied grounds



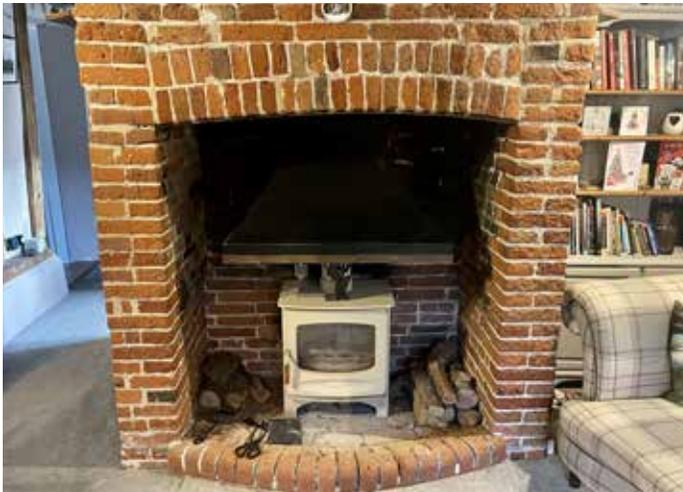
## Location

Crossroads Cottage is situated on the edge of the village of Middleton, close to Saxmundham, within the heart of the Suffolk countryside. The area is well known for its attractive villages, open countryside and easy access to the Heritage Coast.

Nearby Saxmundham provides a good range of day-to-day amenities including supermarkets, independent shops and a mainline railway station with direct connections to Ipswich and London Liverpool Street. The renowned coastal town of Aldeburgh, along with the Suffolk Heritage Coast, is within easy reach, offering beaches, restaurants, cultural attractions and scenic walks.

## EPC Rating

F





**Services**  
 Electric Heating  
 Mains Electricity  
 Mains Water  
 Private Drainage System

Photovoltaic cells provide an income  
**Local Authority and Council Tax Band**  
 East Suffolk Council  
 Council Tax Band E



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