



Polstead Hill
Polstead, Suffolk

**DAVID
BURR**



White Cottage, Polstead Hill, Polstead, CO6 5AH

White Cottage is an individual three-bedroom detached residence, understood to date from the 1960s and designed with a traditional cottage style aesthetic, occupying an enviable position on Polstead Hill within the highly regarded Suffolk village of Polstead. Set well back from Polstead Hill and situated within the village Conservation Area and the Dedham Vale Area of Outstanding Natural Beauty, the property enjoys a delightful setting complemented by elevated views across the surrounding countryside. Offering well-proportioned and versatile accommodation arranged over two floors, White Cottage combines an appealing traditional exterior with the practical attributes of a comfortable family home, further enhanced by attractive gardens, extensive private parking and an attached garage.

The accommodation is introduced via an inviting entrance hall, displaying exposed wall panelling and a staircase rising to the first floor. Of particular note is the impressive dual aspect sitting room, enjoying an abundance of natural light through leaded light casement windows to the front elevation, with double doors opening directly onto the rear garden. A central brick fireplace housing an oil-fired stove provides an attractive focal point to this generously proportioned reception room. The kitchen enjoys an open connection with the adjoining dining area, creating a sociable and practical arrangement, with the dining area benefiting from a pleasant outlook across the gardens. The kitchen is fitted with a range of Shaker style units, incorporating a stainless-steel sink and drainer, with access continuing through to a rear hall and subsequently to a delightful garden room. Constructed on a brick base with glazing to three elevations, this versatile additional reception space provides an excellent setting from which to appreciate the gardens throughout the seasons, whilst also benefiting from a personnel door connecting directly to the adjoining garage.

A particularly attractive feature of the accommodation is the provision of a generous ground floor double bedroom, complete with partially mirrored fitted wardrobes and conveniently positioned adjacent to a shower room. This arrangement offers considerable flexibility, being equally suited to guests, multi-generational living or those seeking the convenience of ground-floor bedroom accommodation.

The first floor is arranged around a central landing, providing access to two further generously proportioned double bedrooms, both enjoying an excellent degree of natural light and attractive elevated views across the surrounding countryside. A centrally positioned family bathroom serves both bedrooms, completing the first-floor accommodation.

To the front of the property is a generous area of private parking and the considerable benefit of an attached garage. The property is complemented by charming cottage style gardens, providing an attractive setting with opportunities for outdoor dining, relaxation and enjoyment of the surrounding rural environment. The established setting, traditional appearance and delightful countryside outlook combine to create a particularly appealing village home.

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Polstead is a picturesque and highly regarded Suffolk village, celebrated for its wealth of attractive period properties, historic church and quintessential village charm. Set amidst the gently undulating countryside of the Dedham Vale National Landscape, the village enjoys an delightful rural environment characterised by established woodland, rolling farmland and an extensive network of scenic countryside walks. Retaining a strong sense of community and traditional village character, Polstead is home to a popular public house and restaurant overlooking the picturesque village green, framed by an attractive collection of historic buildings. The iconic village pond, situated towards the foot of Polstead Hill, provides a further distinctive feature of this particularly appealing Suffolk setting. The village benefits from an active and welcoming community, with a well-supported village hall hosting a variety of activities and events throughout the year. Adjacent to the hall is the community-run village shop, providing a convenient selection of everyday essentials alongside locally produced goods. These amenities, combined with the village's unspoilt countryside setting, attractive historic architecture and enduring sense of community, make Polstead a particularly desirable location for those seeking the tranquillity of rural Suffolk village life.

Polstead is conveniently positioned for access to the nearby villages of Stoke-by-Nayland, Boxford and Nayland, with the larger towns of Hadleigh, Sudbury and Colchester providing a more comprehensive range of shopping, educational and recreational facilities. Local networks provide connections towards the A12, whilst mainline railway services to London Liverpool Street are available from nearby stations, making the location equally attractive for those seeking a permanent country residence or a home combining rural tranquillity with accessibility to wider amenities.

TENURE: Freehold

SERVICES: Mains water, mains drainage and electricity are connected. oil fired heating. NOTE: None of these services have been tested by the agent.

EPC RATING: E

WHAT3WORDS: palms.nudge.slicing

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

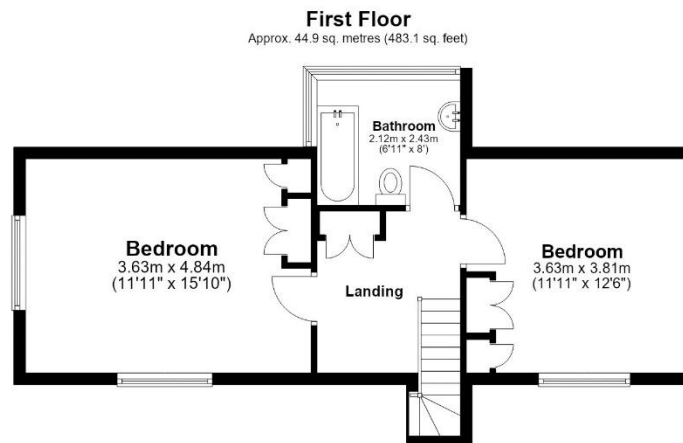
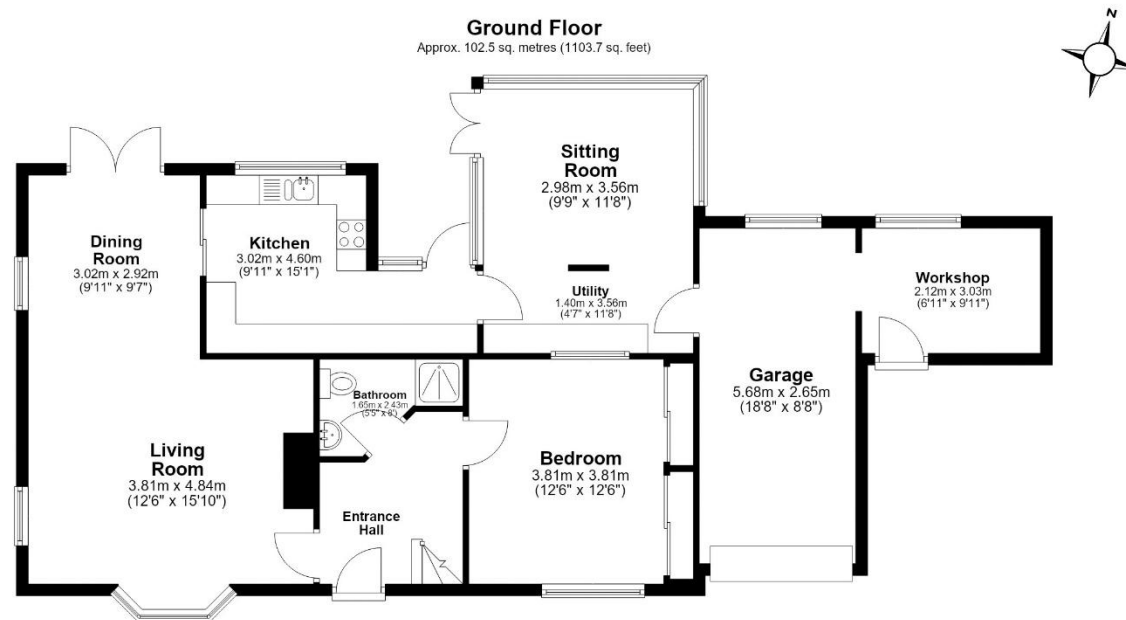
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Total area: approx. 147.4 sq. metres (1586.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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