

An aerial photograph of a charming, two-story cottage with a thick thatched roof and two brick chimneys. The house is painted a pale yellow and is nestled within a meticulously landscaped garden. The garden features high, sculpted hedges, a gravel courtyard, and a variety of trees and shrubs, including a large purple-leaved bush in the foreground. A small wooden shed is visible to the left of the house. The background is filled with dense, mature trees under a blue sky with scattered clouds.

EH

EXQUISITE
HOME

A listed sixteenth-century timber-framed and thatched house, set in mature formal gardens beside the Higham Place estate in Suffolk.

Property Features

- Grade II listed, sixteenth-century, timber-framed and thatched.
- Three bedrooms, an en-suite shower room and a family bathroom.
- Sitting room with a stove in a brick fireplace and double French doors onto the terrace.
- Dining room with exposed timber framing and a second stove.
- Farmhouse-style kitchen and breakfast room with a range cooker and brick floor.
- Entrance hall with cloakroom.
- Exposed beams, jowled posts and wall studding throughout.
- Seventeenth-century single-storey rear wing, giving a T-shaped plan.
- Established formal gardens with clipped hedges and a paved terrace.
- Garden outlook over neighbouring parkland, which is not included in the sale.





This Grade II listed house dates from the later sixteenth century, with rendered elevations beneath a thatched roof and an off-centre ridge stack. A seventeenth-century single-storey cross wing to the rear, under a plain tiled roof, gives the house its T-shaped plan.

The front door opens into an entrance hall with a cloakroom. The dining room and sitting room lie either side of the central stack, each with a stove, and the sitting room has double French doors onto a paved terrace. The kitchen and breakfast room has a brick floor and a range cooker. Exposed timbers run throughout, with jowled posts, deep chamfered beams and traces of early shutter grooves and diamond mullion mortices.

A winding staircase behind the stack rises to three bedrooms beneath a clasped purlin roof, the principal bedroom with fitted wardrobes, together with an en-suite shower room and a family bathroom.

Established formal gardens with lawns, clipped hedges and a paved terrace surround the house and look out over neighbouring parkland, which is privately owned and is not included in the sale.

The thatch on the front elevation will need renewing, and we would be happy to discuss this in more detail.

Higham is a small village in the Stour valley, in the heart of Constable Country, within easy reach of Colchester and Ipswich. The house has been let as a holiday cottage and would suit a main home or a country retreat equally well.



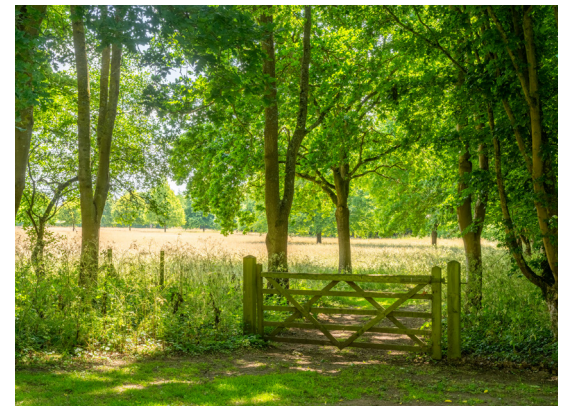




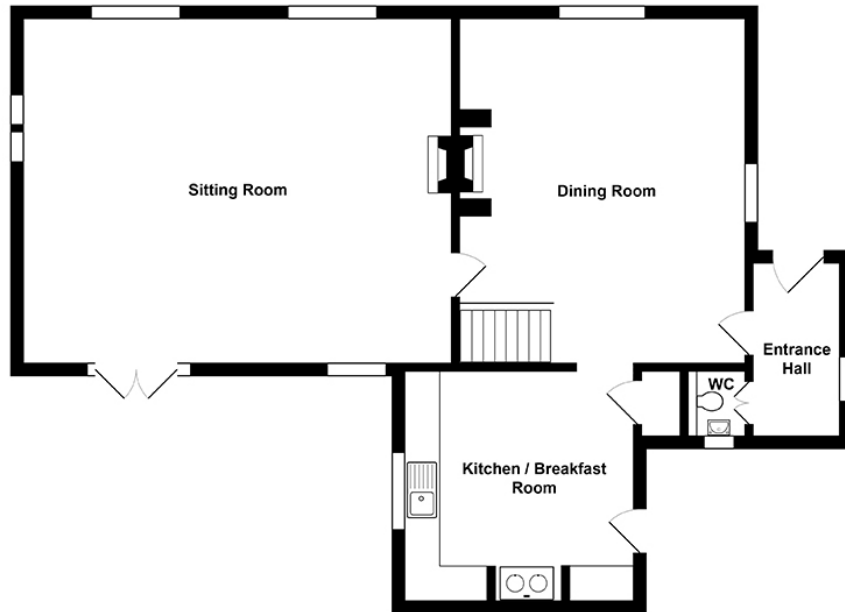




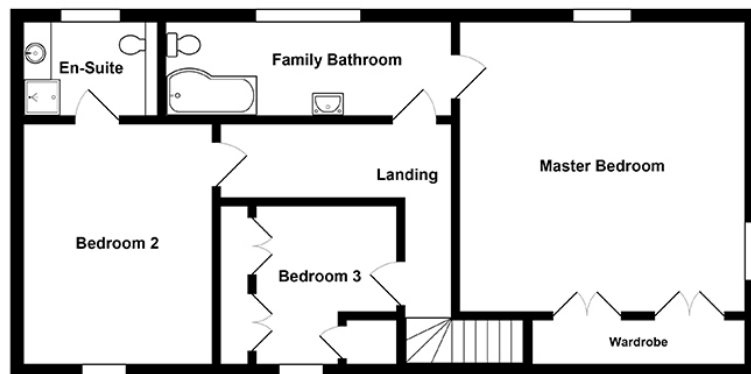




Ground Floor



First Floor



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent.





EXQUISITE HOME

Exquisite Home
info@exquisitehome.co.uk
03333 606040