



THE COTTAGE

Flowton | Suffolk



Chapman Stickels

THE COTTAGE, THE GREEN, FLOWTON, SUFFOLK, IP8 4LG

Ipswich - 7 miles (London's Liverpool Street Station 70 mins)
Needham Market - 7 miles
Hadleigh - 7 miles

A FOUR-BEDROOM HOUSE OCCUPYING A QUAINR RURAL LOCATION TOGETHER WITH OFF-ROAD PARKING AND A SOUTH-FACING GARDEN OVERLOOKING FARMLAND

- Kitchen / breakfast room with utility area • Dining room / snug •
 - Double reception room • Landing •
- Three double bedrooms (with one ensuite shower room) •
 - Single bedroom • Bathroom • Off-road parking •
- South-facing garden with dining terrace • Far-reaching rural views •

The Property

Positioned opposite St Mary's church, The Cottage is a semi-detached house which likely dates from the early 1900's, with a later two-storey rear addition. Covering some 1,360 sq.ft, the accommodation is notably spacious throughout, providing a practical and pleasing layout on both floors.

The principal access is via the rear kitchen / breakfast room, which is fitted with oak worktops on three walls, numerous units and appliances including an electric range cooker. A utility area to one corner provides further storage facilities and plumbing for white goods.

The adjacent snug / family room provides a central fireplace housing a wood burner. Overlooking the principal front garden, the main reception areas span the entire width of the house, which comprises an open plan dining room and sitting room, with a central fireplace with wood burner.

Via a central landing, the first floor provides three double bedrooms and a single bedroom, where bedroom one provides a corner ensuite shower room. All remaining bedrooms are served by a family bathroom.

Outside, the property provides ample off-road parking to one side, which is accessed via a minor 'no through road'.

The main garden is chiefly to the front, which consists of an area of lawn bound by established hedges. To the eastern side is a sheltered dining terrace of brick, which returns to the kitchen side access.

Directly opposite the minor country lane, the property enjoys far-reaching rural views over open countryside.



Location

The quaint rural village of Flowton, with its picturesque church, enjoys a delightfully tucked away setting and is reached by a network of small country lanes. The neighbouring village of Somersham provides a community shop, public house and a primary school. There are also five major supermarkets within 5 miles of The Cottage.

Services

Mains water and electricity are connected. 12 Photovoltaics (PV) solar panels fitted to the main southern part of the roof. Oil-fired heating

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band D (2026)

EPC Rating

Current D (61) Potential C (77)



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Approximate Floor Area
Main House - 1359 sq. ft / 126.28 sq. m

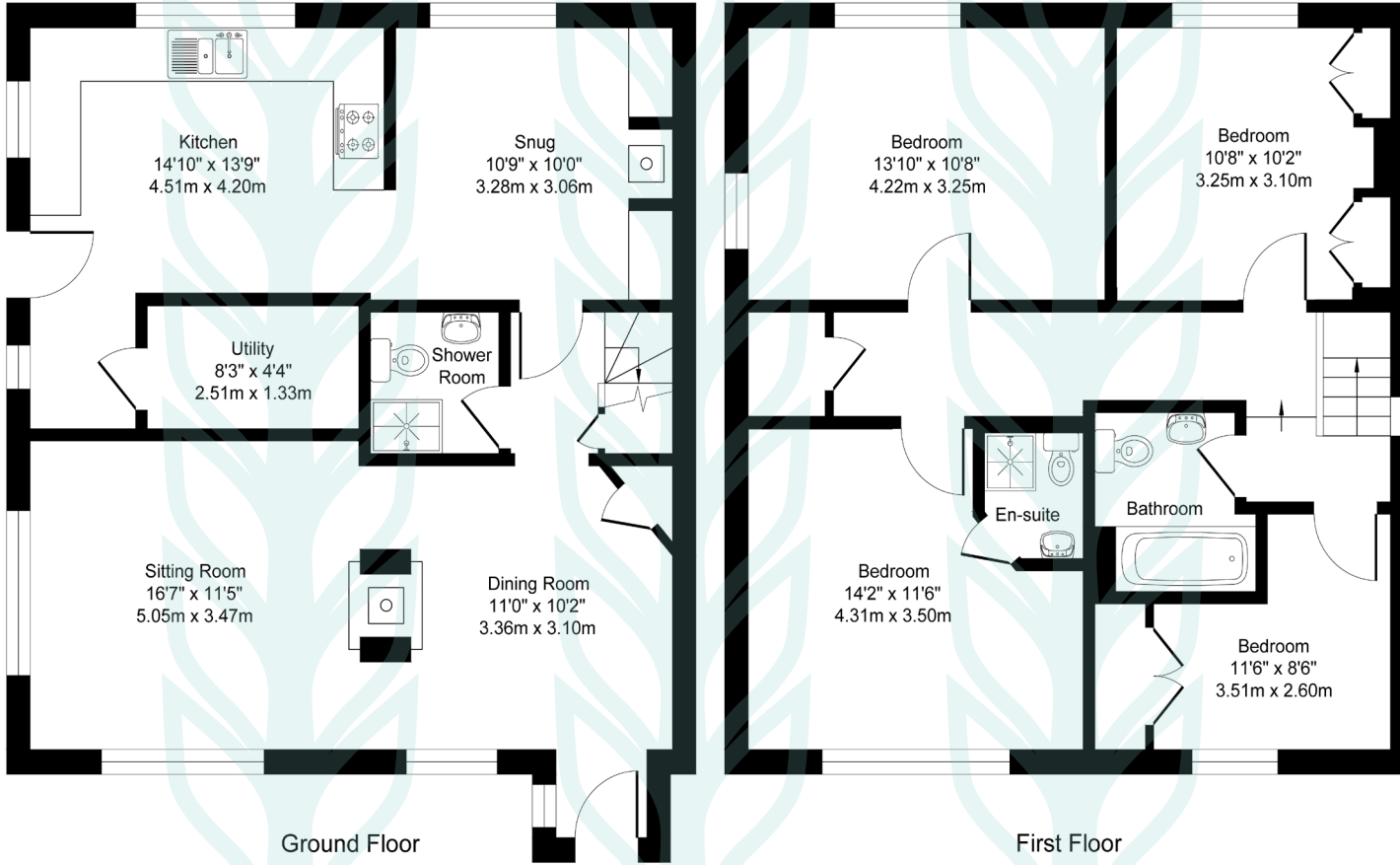


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IP7 5DN

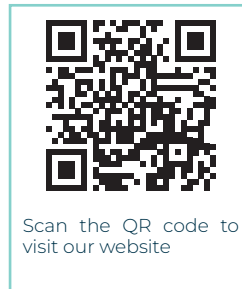
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