



JENNIE JONES

EST. 1993

ESTATE AGENTS

KELTON COTTAGE

Benhall | Suffolk

£575,000





1 KELTON COTTAGES, SILVERLACE GREEN, BENHALL, IP17 1JH

**A BEAUTIFULLY UPDATED COUNTRYSIDE COTTAGE ENJOYING AN
EXCEPTIONAL RURAL SETTING SURROUNDED
BY GLORIOUS SUFFOLK FARMLAND.**

- Entrance Porch • Utility/Shower Room • Kitchen/Dining • Sitting Room •
- Pricipal Bedroom with En-suite Shower Room • Two Further Bedrooms • Family Bathroom •
- Large Mature Garden • Driveway Parking • Detached Garage •

Saxmundham - 3 miles / Aldeburgh - 9 miles / Woodbridge - 11 miles





The Property

Occupying a truly idyllic position in the heart of the Suffolk Coastal area, the hamlet of Silverlace Green is a hidden gem. Offering residents an enviable lifestyle, it sits just one mile from the A12 at Farnham, 3 miles from the train station and amenities of Saxmundham, 6 miles from the popular market town of Framlingham and 8 miles from the heritage coast at Aldeburgh.

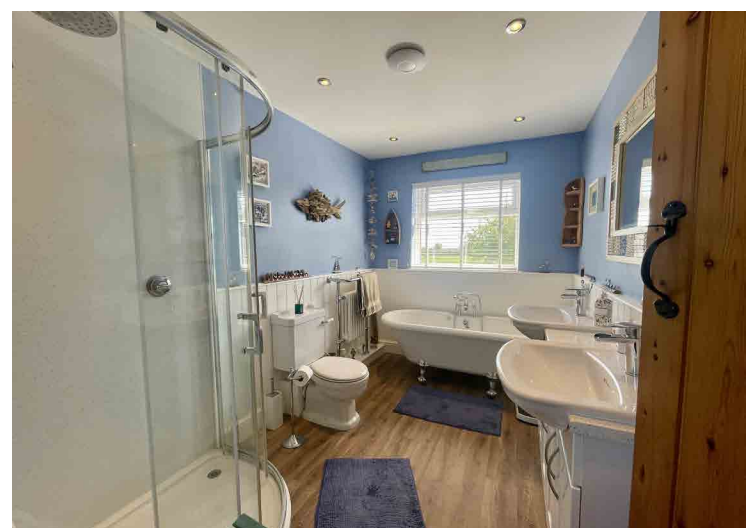
1 Kelton Cottage presents a rare opportunity to acquire a beautifully improved home, offering all the requirements of modern living whilst retaining the internal features and character of a cottage, with far reaching rural views in every direction with the sunrise, sunset, dark skies and beautiful walks from the doorstep part of daily life. Silverlace Green is part of the wider parish of Benhall with a thriving and welcoming community offering many activities for residents.

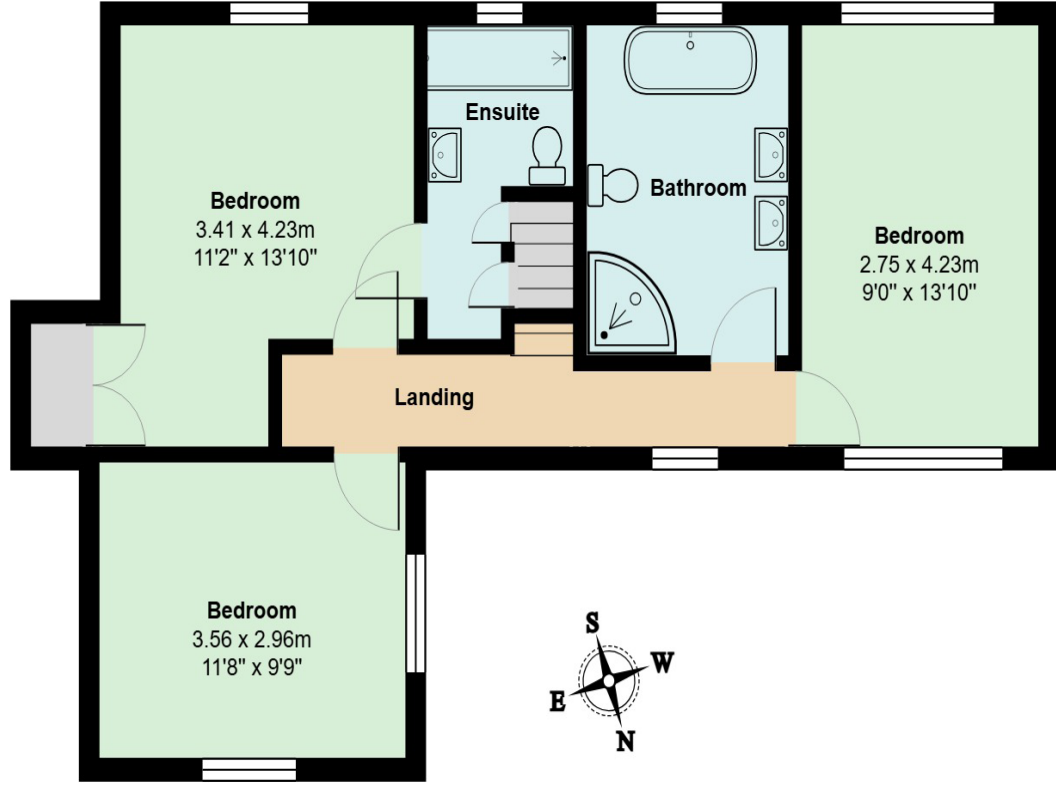
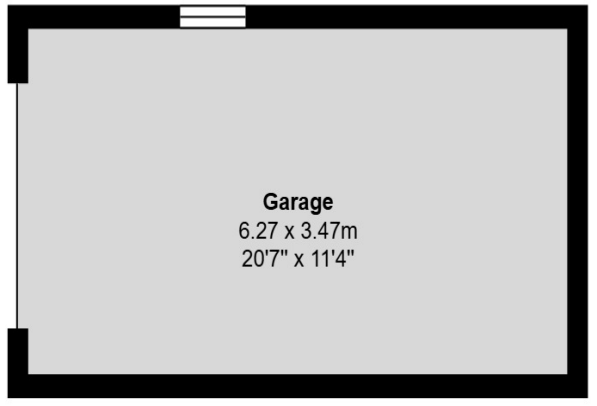
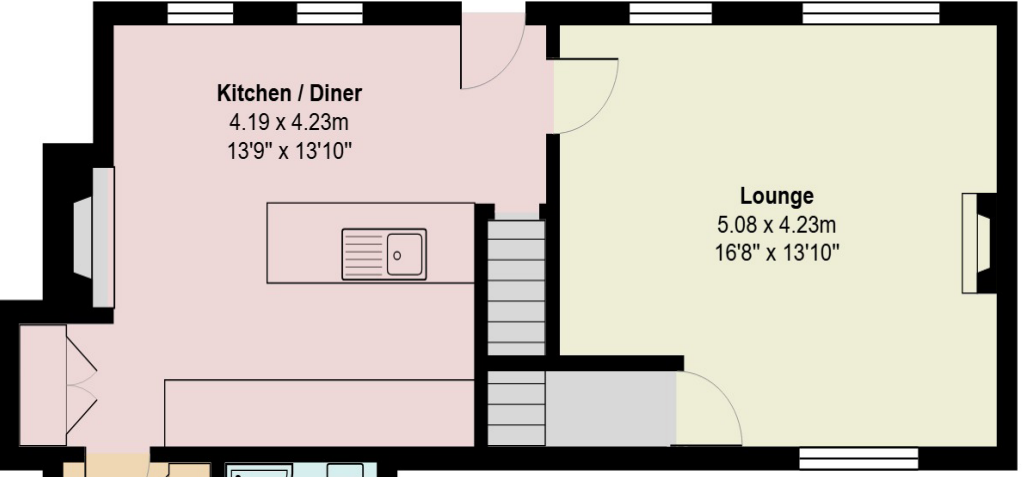
The current owners have undertaken extensive improvements to the property, including the installation of a replacement oil-fired boiler and heating system, stylish new bathrooms and a beautifully appointed kitchen, creating a home that combines modern comfort with charming countryside character.

The accommodation is well planned and generously proportioned, extending to approximately 1,466 sq ft. A welcoming entrance porch leads through to a useful ground floor utility and shower room and into the impressive kitchen/dining room with original fireplace, which forms the heart of the home. Beautifully fitted and with integrated appliances, the space is filled with natural light and enjoys the beautiful views over the surrounding gardens and countryside with access to the gardens via a stable door.

The spacious sitting room is equally impressive, featuring a fireplace with inset stove overlooking the gardens, creating a wonderful space for relaxing. To the first floor, the landing gives access to three bedrooms, including a principal bedroom with ensuite shower room, together with a beautifully refitted family bathroom.







Total Area: 136.2 m² ... 1466 ft²

Outside

Outside, the property enjoys stunning mature gardens which have been thoughtfully landscaped to make the most of the exceptional setting. There are lawns, well stocked flower beds, seating areas and wonderful open views across rolling Suffolk countryside. A substantial garage and private parking complete the property.

Location

Silverlace Green is a small rural hamlet situated close to the well served village of Benhall and perfectly positioned for access to the Suffolk Heritage Coast. The nearby market town of Saxmundham provides a railway station with services via Ipswich to London Liverpool Street, together with a good range of shops and everyday amenities.

Services

Mains electricity and water. Private drainage. Oil fired central heating.

EPC Rating

D

Council Tax- East Suffolk Council Council Tax Band: B



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