



The Street | | Rushmere St. Andrew | IP5 1DH

Price £950,000



**MORTIMERS**  
OF WOODBRIDGE

Mortimers of Woodbridge are privileged to present for sale this expansive five bedroom country home situated in one of the most desirable post codes in Suffolk. A home rich in characterful charm, without the constraints of being a listed property, "The Cottage" is set behind a generous frontage...



| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 66                                 | 66                                                                                  |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

Council Tax Band G  
EPC Rating D

6b Church Street  
Woodbridge  
Suffolk  
IP12 1DH  
01394 386688

mortimers@yourhome.co.uk

<https://yourhome.co.uk/branches/mortimers-of->

## Full Description