

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 surrounded by a meticulously maintained garden featuring large, rounded hedges, various shrubs, and a gravel driveway. A small wooden shed is visible in the lower-left corner of the garden. The property is bordered by a dense forest of tall trees, and a paved road is visible to the right. The sky is blue with scattered white clouds.

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EXQUISITE
HOME

A substantial sixteenth-century timber-framed property positioned within the grounds of Higham Place in Suffolk, offering considerable charm and character through its verified historical provenance and a definitive T-plan architectural layout.

Property Features

- Sixteenth-century timber-framed and rendered detached property with a thatched hipped roof.
- Three double bedrooms situated on the first floor beneath a traditional clapsed purlin roof.
- Principal sitting room featuring double French doors opening directly onto the external grounds.
- Distinctive T-plan architectural configuration incorporating a seventeenth-century single-storey rear wing.
- Authentic internal timber framing exposed throughout, including jowled posts and wall studding.
- Substantial deep chamfered beaming and historically significant exposed joists within the hall.
- Traditional winding staircase positioned behind a prominent red brick off-centre ridge stack.
- Clear evidence of early architectural features including shutter grooves and diamond mullion mortices.
- Established formal gardens and privileged access to fifteen acres of privately owned parkland.
- Located within the grounds of Higham Place, combining character and heritage with modern conveniences.





The later sixteenth-century primary structure features rendered elevations, an off-centre ridge stack, and two-light horizontal sash windows, while the single-storey rear cross wing is of seventeenth-century origin and incorporates a plain tiled roof with a secondary red brick gable stack.

Internally, the accommodation displays exposed timbers; jowled posts, deep chamfered beams, and exposed joists within the principal hall, alongside historical markers such as shutter grooves and diamond mullion mortices.

The first floor provides three double bedrooms accessed via a traditional winding staircase located behind the central stack, supported by cambered tie beams and a clasped purlin roof structure.

Ground floor reception spaces integrate original features with modern residential capability, including a sitting room featuring double French doors that provide direct external access. The established formal gardens provide a picturesque transition into fifteen acres of privately owned parkland, with the future owner enjoying privileged access to these beautifully maintained grounds.



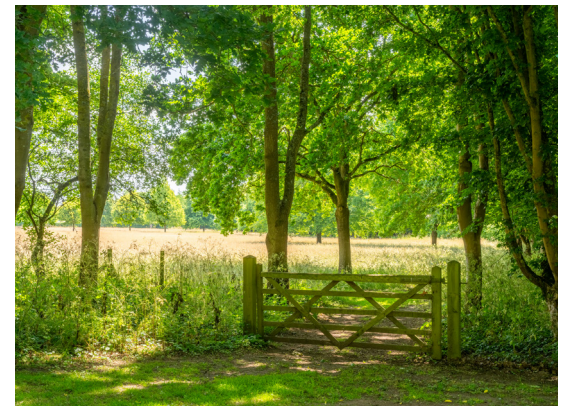








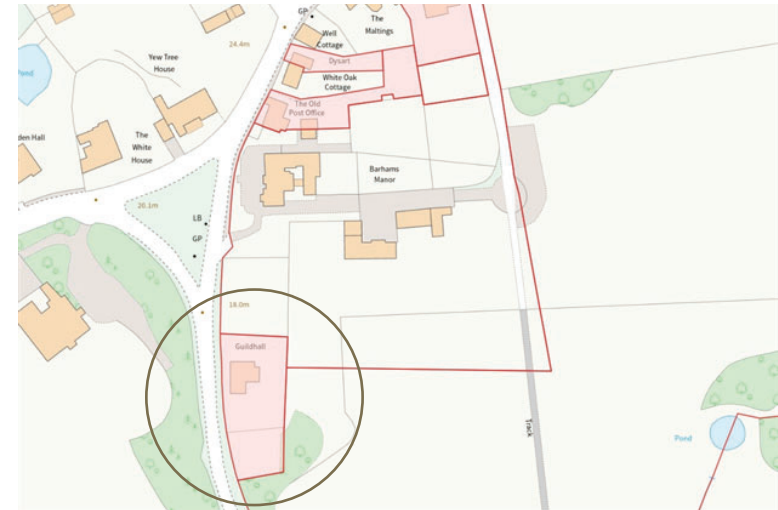




The floor plan shows a rectangular house layout. On the left is a large **Sitting Room** containing a sofa and a coffee table. To its right is a **Dining Room** with a dining table and chairs. Below the Dining Room is the **Kitchen / Breakfast Room**, which includes a sink, a stove, and a refrigerator. A staircase is located between the Dining Room and the Kitchen / Breakfast Room. To the right of the Kitchen / Breakfast Room is a small **WC** (toilet). The **Entrance Hall** is located on the far right, providing access to all rooms. Windows are indicated by white rectangles on the exterior walls, and doors are shown with arcs indicating their swing.



The floor plan shows a rectangular layout. At the top left is the **En-Suite** with a toilet and sink. To its right is the **Family Bathroom** containing a bathtub, toilet, and sink. The bottom left is **Bedroom 2**. The bottom center is **Bedroom 3**, which includes a built-in wardrobe. The top right is the **Master Bedroom**, featuring a large built-in wardrobe. A central **Landing** provides access to all rooms. A staircase is located between Bedroom 3 and the Master Bedroom's wardrobe.





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Exquisite Home
St. John's Innovation Centre, CAMBRIDGE, CB4 0WS
info@exquisitehome.co.uk
03333 606040