



Puddleduck Cottage
Stonham Aspal, Suffolk

**DAVID
BURR**



Puddleduck Cottage, East End Road, Stonham Aspal, IP14 6AS.

Tucked away in a wonderfully peaceful position just a mile or so from the heart of Stonham Aspal, Puddleduck Cottage offers the kind of lifestyle many aspire to: open countryside in every direction, complete privacy, and a home that has been thoughtfully modernised and extended to create generous, light-filled living spaces.

Puddleduck Cottage is the kind of home people dream of escaping to. Set within nearly an acre of beautifully tended gardens surrounded by countryside, and only a few moments from the village. Morning coffee on the terrace, long walks straight from the gate, and the glow of sunset across open fields — this is a home that delivers a slower, more considered way of living, wrapped in comfort and modern design. Set within approximately 0.8 of an acre, the gardens wrap around the property and provide sweeping lawns, established planting, and a choice of seating areas from which to enjoy the surrounding landscape. A collection of useful outbuildings for further storage.

A beautifully extended country home in an idyllic rural setting, with outstanding views and 0.8 acres of glorious gardens.

KEY FEATURES:

- **Idyllic rural setting with outstanding countryside views in every direction**
- **Just over a mile from the sought-after village of Stonham Aspal**
- **Beautifully extended and modernised country home**
- **Three generous reception rooms offering flexible living**
- **Impressive kitchen/living room with luxury fittings and bi-folding doors**
- **Three first-floor bedroom suites, all with private en-suite facilities**
- **Principal bedroom with dressing area and lovely open views**
- **Spacious reception hall, utility room and ground-floor shower room**
- **Approximately 0.8 of an acre of established gardens**
- **Useful outbuildings offering excellent storage or hobby space**
- **Peaceful, private plot in a picturesque setting, no through road.**

Accommodation

The interior has been finished to an excellent standard, blending period charm with modern design and flow, every thought has been given to comfort and modern convenience whilst creating a low maintenance period home

Ground Floor

A welcoming and spacious reception hall sets the tone, leading to three extremely generous reception rooms, each offering flexibility for formal entertaining, relaxed family living or home working.

The impressive kitchen/living room is the heart of the home, featuring a contemporary luxury kitchen, ample dining and sitting space, and bi-folding doors that open directly onto the rear terrace — perfect for summer gatherings and enjoying the gardens beyond.

A shower room with WC and a well-proportioned utility room complete the ground floor.

First Floor

Upstairs are three superb bedroom suites, each with its own private en-suite bathroom or shower room and all enjoying wonderful far-reaching views across open countryside. The principal suite is especially noteworthy, offering a generous bedroom area, en-suite, and a dedicated dressing area.

Outside

The grounds are a standout feature, providing space and countryside views. The property's outbuildings add versatility, while the generous plot offers excellent scope for gardening, recreation and outdoor living.

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SERVICES: Mains water, electricity and private drainage. Oil fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details. We believe that fibre optic broadband is available.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

COUNCIL TAX: Band F.

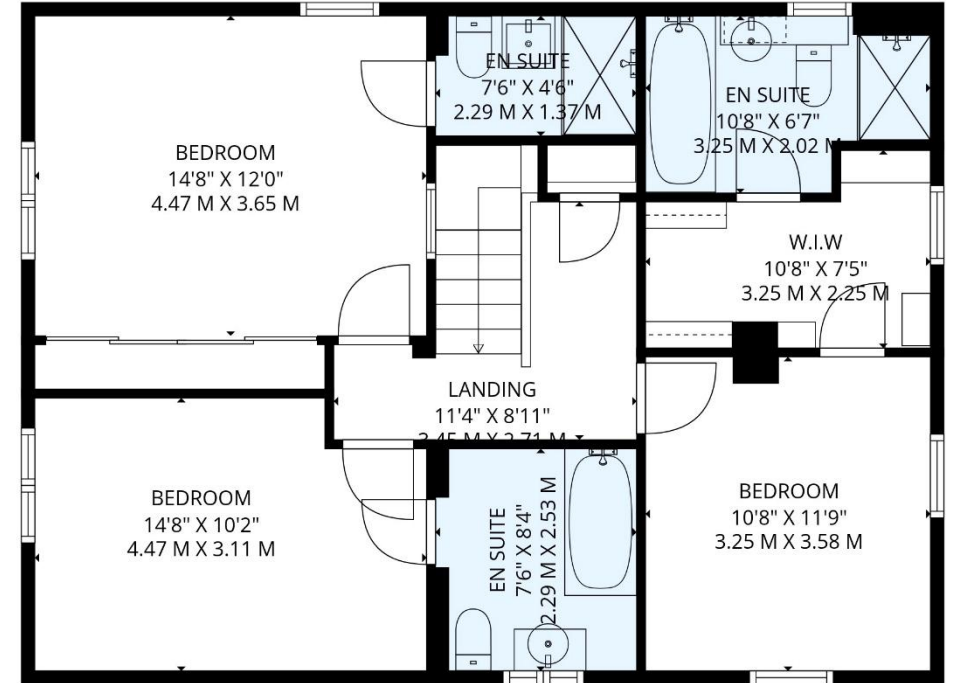
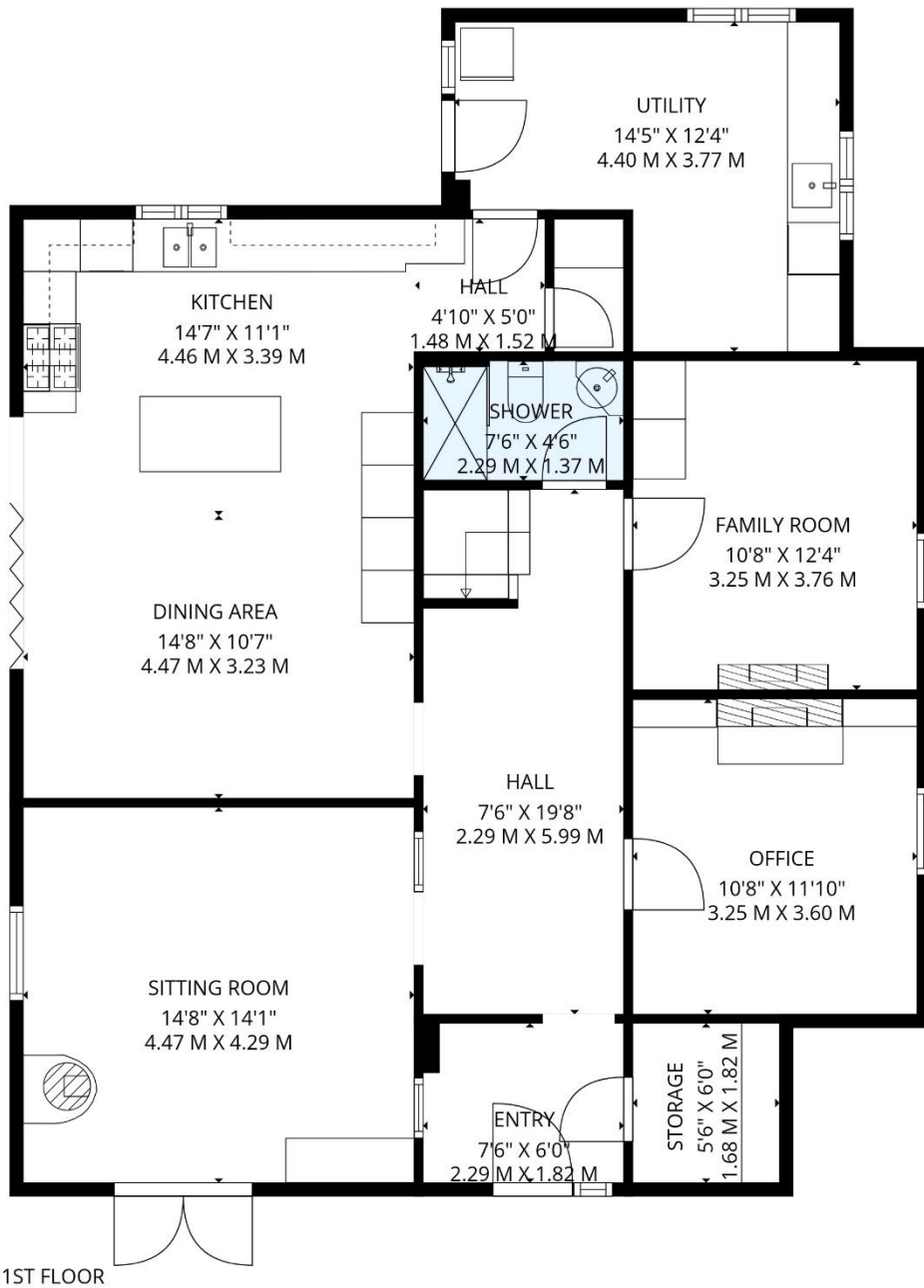
EPC RATING: E

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

NOTICE: Whilst every effort has been made to ensure the accuracy of these details, they are for guidance purposes only and prospective applicants are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such details form part of any contract.







TOTAL: 1912 sq. ft, 177 m2
 1st floor: 1092 sq. ft, 101 m2, 2nd floor: 820 sq. ft, 76 m2
 EXCLUDED AREAS: STORAGE: 33 sq. ft, 3 m2, UTILITY: 143 sq. ft, 13 m2, WALLS: 137 sq. ft, 15 m2



