



Church Road, Stutton
£350,000

Stutton

Step inside the enchanting realm of this idyllic two-bedroom mid-terrace cottage, a picture of timeless beauty with its thatched charm, beckoning first-time buyers and holiday home seekers alike. Exuding an ambiance that harks back to the 1700s, this captivating abode has been thoughtfully renovated and extended by the proud current owners, ensuring a seamless blend of olde-worlde allure and contemporary comforts.

The moment you cross the threshold, you are greeted by a warm and inviting living room, complete with a feature working log burner that promises cozy nights in. Beyond this lies a stunning kitchen dining room, a true heart of the home, boasting a breakfast bar and seating area perfect for morning coffees and convivial dinner parties. The family bathroom, a tapestry of classic design, features a statement free-standing bath and a walk-in shower.

Upstairs, two serene bedrooms offer restful retreats. The main bedroom is a sanctuary of space, with built-in wardrobes and the added luxury of an en-suite toilet.

Externally, the property doesn't disappoint. A good-sized front garden, laid to lawn, offers a canvas for gardening enthusiasts, while the rear courtyard patio area is a tranquil spot for alfresco dining. The property's history is echoed in the semi-detached shed, a charming nod to its past life as a piggery hut.

Further enhancing this unique offering is a separate plot across the way, inclusive with the sale. Here you'll find off-road parking for several vehicles, a detached single garage, and an additional garden area to relish.





- TWO BEDROOM CHARACTER HOME
- MID TERRACE
- THATCHED ROOF
- GROUND FLOOR REAR EXTENSION
- STUNNING KITCHEN DINING ROOM

LOCATION:

Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.



Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

Agents notes:

Tenure - Freehold

Council Tax - Band B

EPC - The current certificate was done before all renovation work was carried out

Services - Mains Electric/Water/Drainage

Heating - Radiators via Oil Boiler

Mobile Coverage Indoor: o2 is available /

Vodafone is Limited / EE & Three are

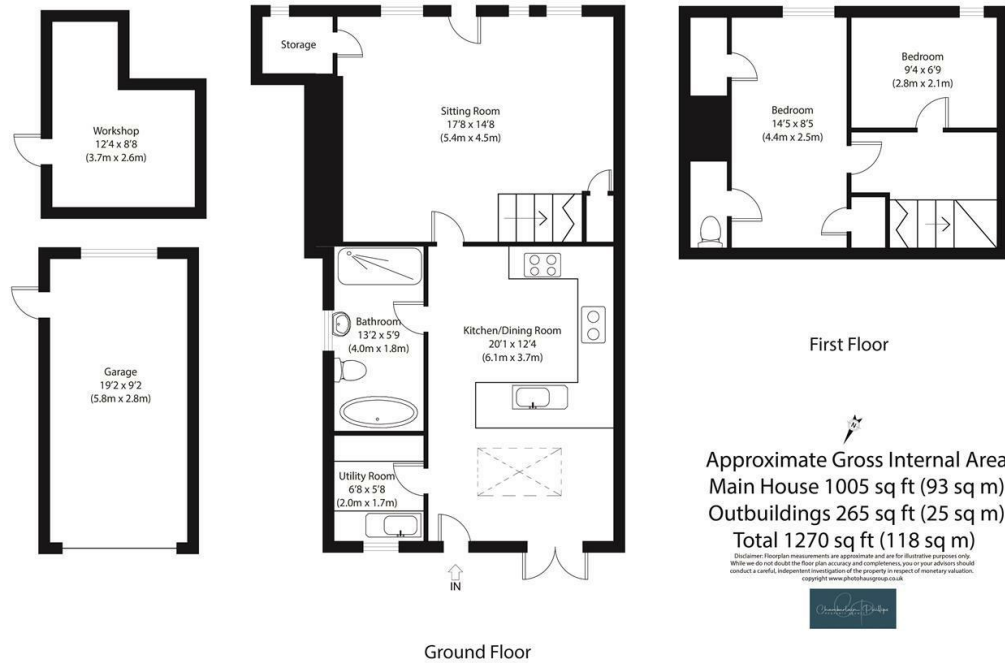
unavailable

Broadband: Superfast broadband is

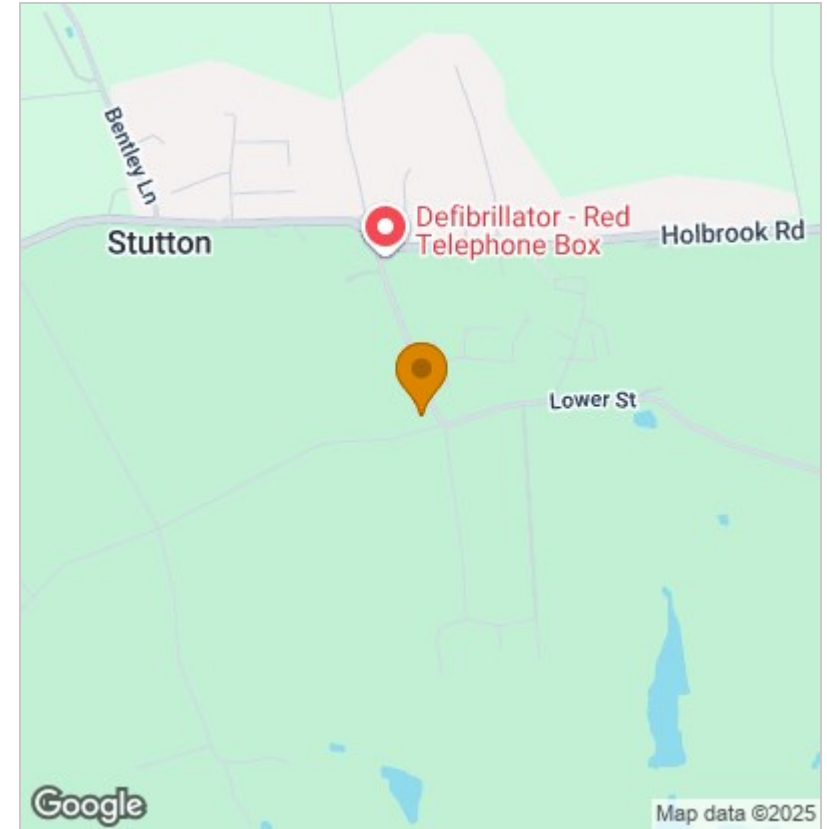
available at this address



Floor Plan



Area Map



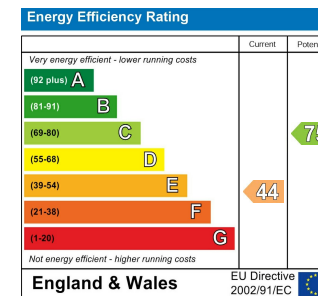
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold