



PLANE TREE COTTAGE

THE CAUSEWAY, PEASENHALL, IP17 2HU



Situated in the sought-after village of Peasenhall with the convenience of a shop and post office, this four-bedroom detached home provides open plan living with landscaped gardens to the rear and field views!

Upon entering through the front door, you are welcomed into the entrance hallway, which provides a good sense of flow throughout the property and gives access to the main reception rooms, first floor and a useful ground floor WC, fitted with a basin and toilet. The sitting room is a generously sized and comfortable reception room, overlooking the front aspect of the property with a wood burner as the focal point. The room leads through nicely into the sun room, creating a good connection between the two spaces. The sun room provides an additional area to sit and relax, with doors opening directly onto the garden and two electronic Velux windows, making this a particularly useful space during the warmer months. The kitchen is a good-sized open plan room and forms a central part of the ground floor accommodation. It is fitted with a range of wall and base units, integrated appliances and a central island, providing a practical layout with good workspace and storage. Located just off the kitchen is a useful utility room, offering additional space for appliances and everyday household needs. Completing the ground floor is the dining room which is situated off the main hallway and overlooks the front aspect of the property. This could alternatively be an idea home office or playroom.

On the first floor, there are four bedrooms and the main family bathroom. Bedroom one is a particularly spacious double room, enjoying views over the rear garden and adjoining fields. The room benefits from built-in wardrobes, providing useful storage, along with an en-suite shower room fitted with a shower, basin, toilet and underfloor heating. Bedrooms two and three are both good-sized double bedrooms, while bedroom four is a smaller double room which is currently being used as a home office. The main family bathroom is fitted with a bath with shower over, basin and toilet and benefits from underfloor heating.

Outside, the property benefits from a driveway providing off-road parking for several vehicles. The rear south-east facing, landscaped garden offers a combination of patio and lawn, providing plenty of space for outdoor seating, entertaining and family use. There is also a useful outbuilding to the side with an electricity supply, together with a separate summer house. The garden enjoys pleasant views over the adjoining fields, adding to the property's overall sense of space and privacy.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of oil-fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - E

EPC – TBC

TENURE - Freehold

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



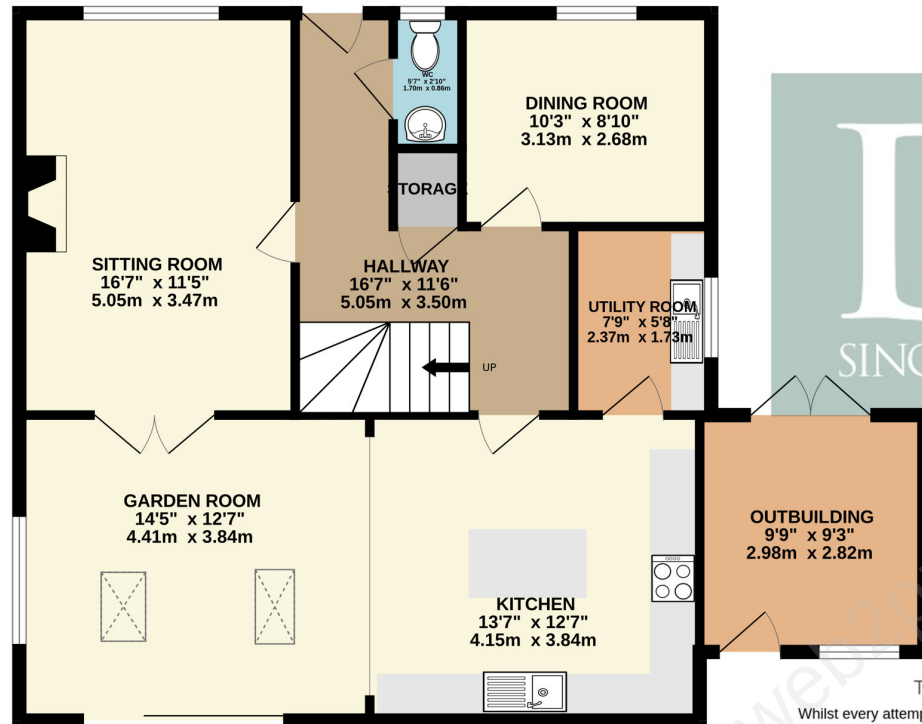




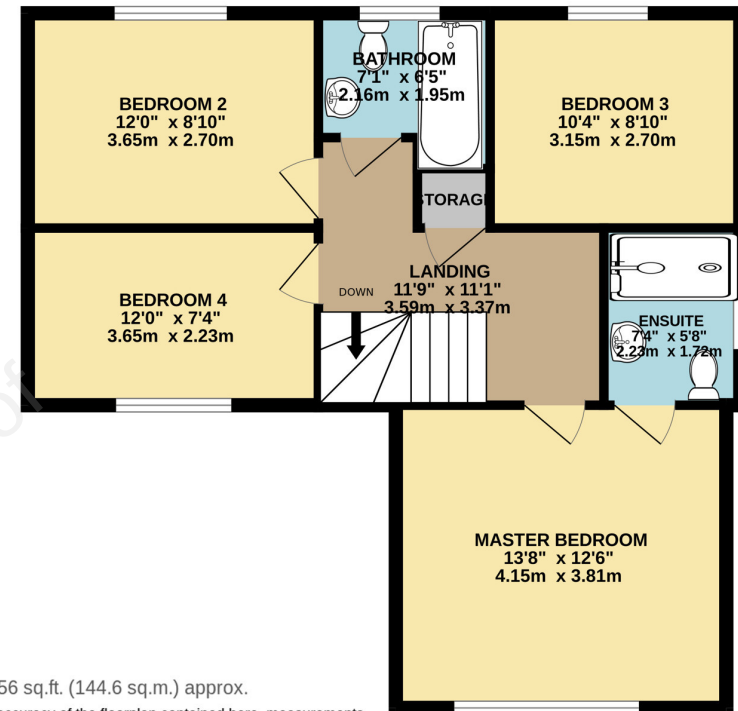


FLOOR PLAN

GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**

