



Connells

Groom Cottage Tattingstone Park
Tattingstone IPSWICH

Groom Cottage Tattingstone Park Tattingstone IPSWICH IP9 2NF

for sale guide price
£425,000



Property Description

A well-established character property situated in the private and sought after location of Tattingstone Park. Groom Cottage is one of a small number of properties making up Tattingstone Park which was converted from the original estate buildings in the 1970s. The property comprises of entrance door into a large living room with cosy log burner, French doors leading to the conservatory, inner hallway giving access to the ground floor cloakroom & kitchen, two generously sized first floor bedrooms & first floor bathroom all with views across to meadow & woodland. Externally the property has a large rear terraced garden, with a summer house, two storage sheds, off-road parking & detached garage.

Approached via a long sweeping tree-lined driveway, Groom Cottage is positioned on the edge of Tattingstone Park, adjacent to the impressive Tattingstone Place & close to Alton Water Reservoir. Within walking distance of the village which includes two pubs, a well-regarded primary school. It is easily accessible to the county town of Ipswich (6 miles) & the riverside town of Manningtree (5 miles). The A12 dual carriageway is 3 miles away as well as the A14. Set in the idyllic Suffolk countryside, Alton Water offers cycle paths, footpaths & nature trails running all around the reservoir, has watersport & fishing opportunities. The nearby Orwell & Stour Estuaries provide further watersport opportunities. There are good schools in the neighbouring villages of Woolverstone & Holbrook.

Entrance

Accessed via entrance door into living room.

Living Room

Two double glazed windows to front, two radiators, log burner, storage cupboard and french doors to conservatory.

Conservatory

Double glazed windows to rear and side and french doors to garden.

Inner Hallway

Stairs rising to the first floor.

Cloakroom

Wash hand basin, low-level w/c, radiator, chrome towel rail and window to side.

Kitchen

Double glazed window to front, selection of wall and base level units, twin stainless steel sink and drainer space for fridge freezer space for dishwasher electric oven, electric hob and radiator

Landing First Floor

Bedroom One

Double glazed window to side and rear radiator, air-conditioning unit, two wardrobes and eaves cupboard.

Bedroom Two

Two double glazed window to front and rear and radiator.

Bathroom

Double glazed window to side and rear, panel bath, shower cubicle, closed coupled low-level w/c, vanity wash hand basin, loft access, radiator, airing cupboard and plumbing for washing machine

Outside

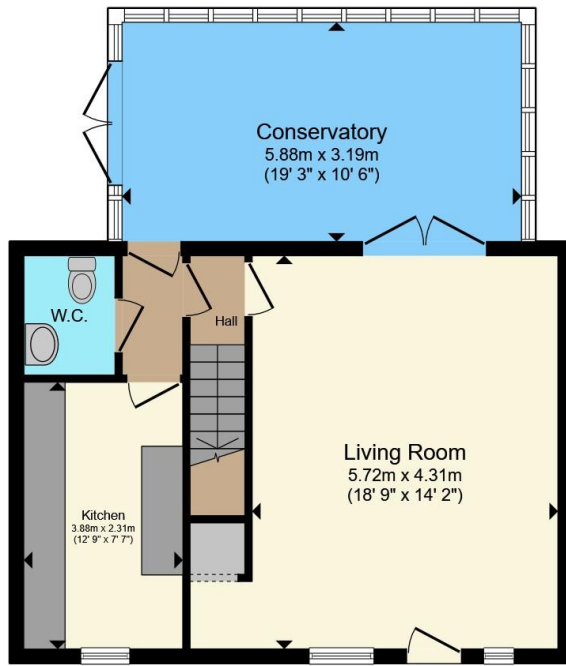
The front of the property has a lawned area, with the side of the property offering off-road parking leading to the detached garage with up and over door. There is also side access leading to the large rear garden with sprawling field views which also includes a summer house and multiple sheds and a greenhouse.

Directions

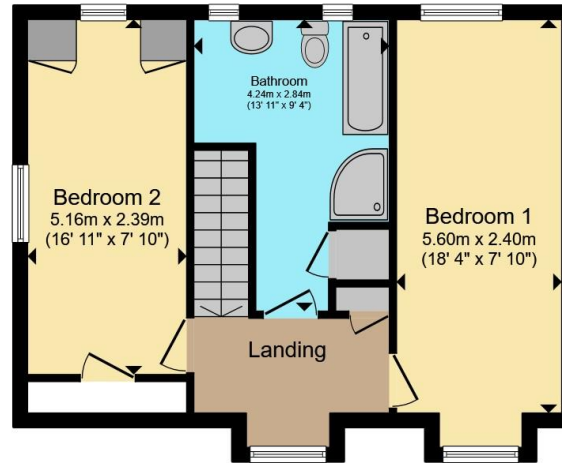
Driving north from Manningtree on the A137, turn right signposted to Tattingstone at the Wheatsheaf Public House crossroads. Continue into the village, passing the church, proceed through a series of S bends. Shortly after which turn left into the impressive white posted gateway leading into Tattingstone Park (situated opposite The Old Rectory). Follow the tree-lined driveway where Groom Cottage is the second property on the left.

Driving south from Ipswich on the A137, take the left-hand turning into Tattingstone, continue into the village and take the second left-hand turning. Proceed across the reservoir bridge and up the hill. At the next T-junction turn left and then follow the road through the S-bends as above.





Ground Floor



First Floor

Total floor area 108.4 m² (1,167 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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