



**Little Thatch**  
**Forward Green, Suffolk.**

**DAVID  
BURR**



# Little Thatch , School Lane, Forward Green, IP14 5EL.

This picturesque setting offers the best of both worlds – a tranquil village environment with easy access to local shops, cafés, and excellent pubs. There are well-regarded schools nearby, and countryside walks can be enjoyed from the doorstep. For those commuting or heading further afield, [insert nearest town/village] and the A14 are both within comfortable reach, providing excellent transport links across the region.

Set in a peaceful semi-rural position, Little Thatch is the very definition of Suffolk charm. Tucked away in an unspoilt location, this attractive period cottage enjoys a wonderful sense of privacy, with generous gardens and off-road parking, all within easy reach of village amenities and countryside walks.

## A delightful semi-detached cottage in an idyllic setting, combining period character with modern comforts.

### Key Features

- Beautiful semi-detached period cottage in a peaceful semi-rural setting.
- Wealth of original features including exposed beams and inglenook fireplace.
- Three bedrooms and a family bathroom.
- Extended ground floor accommodation including a modern kitchen and office/snug.
- Spacious sitting room and open-plan dining area with French doors to the garden.
- Generous enclosed rear garden offering privacy and seclusion.
- Off-road parking and pretty front garden with picket fence.
- Idyllic village lifestyle with access to local walks and countryside.
- Excellent access to nearby towns and transport links.
- A charming blend of traditional character and modern practicality.

Internally, the property blends characterful features with practical living space. The original cottage showcases exposed beams, traditional Suffolk doors, and a spectacular inglenook fireplace with a woodburning stove – the perfect setting for cosy evenings in.

To the rear, a more modern addition creates a lovely flow of space on the ground floor. The kitchen is fitted with a range of modern shaker-style units under a wooden worktop, with a butler sink, range cooker, and charming tiled floor. It

opens into a dining area with French doors leading directly out to the garden – ideal for entertaining or simply enjoying a morning coffee in the sunshine.

A separate office/snug provides useful flexibility for home working or quiet relaxation, while the sitting room, with its exposed timbers and feature fireplace, adds real warmth and atmosphere.

Upstairs, there are three bedrooms and a well-appointed family bathroom, all accessed from a central landing with built-in storage.

### Outside

The cottage is approached via a gravel drive providing ample off-road parking. The front garden is enclosed by traditional picket fencing, with a gate leading to a neatly kept lawned area. To the rear, the garden is of a particularly generous size and offers a high degree of privacy – perfect for family life or those simply seeking a slice of peace and quiet in the countryside.

**SERVICES:** Mains Electricity, Water, Drains and Oil-Fired central heating.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D.

**EPC RATING:** TBA

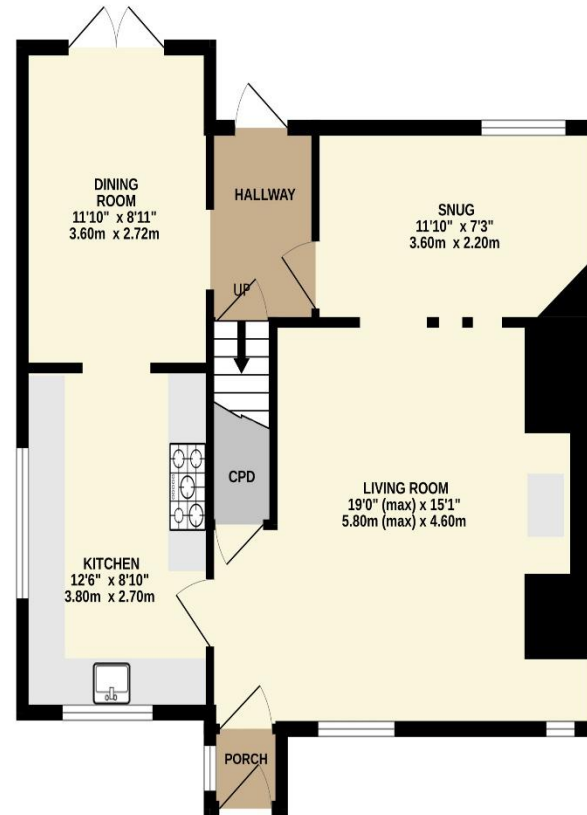
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**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

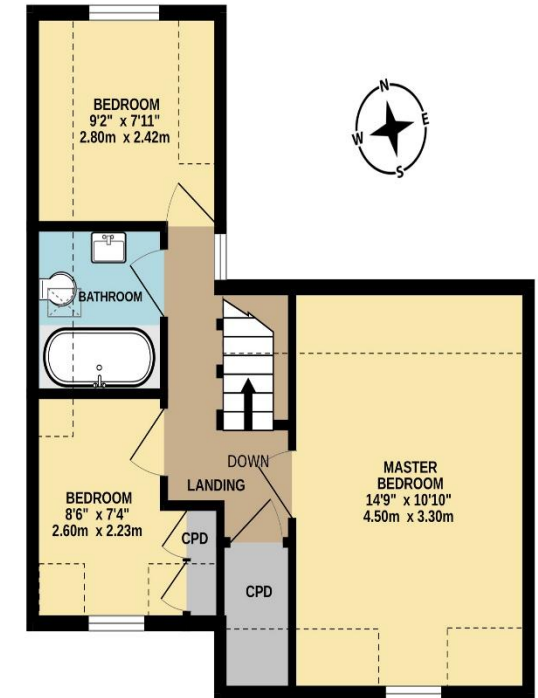
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA (approx.)  
Accommodation: 1032 sq.ft (95.9 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for David Burr Estate Agent.



