



Buckshorns

Freehold Guide Price £ 525,000

Upper Street | Witnesham | Suffolk | IP6 9EW

FINE & COUNTRY



This Grade II listed, pink, heavily beamed cottage is in the popular village of Witnesham, just 10 minutes drive from Ipswich.

This family sized property offers three bedrooms, large sitting room, separate dining room and beautiful sun room overlooking the gardens and rural views beyond.

The mature grounds of approximately a third of an acre back on to open farmland and offer ample parking and a double cartlodge with separate office.



Summary of Accommodation - Ground Floor

The front door opens into the Reception Hall with oak floor and stairs to first floor with storage under.

Doors to

Large, beamed Sitting Room divided into two sections with vertical beams, oak floor and exposed brick fireplace.

Light and airy due to the triple aspect windows.

Dining Room with exposed beams and wood burner in exposed brick surround.

Oak floor and windows to front and rear. Doors to

Inner hall with doors to

Shower Room, with shower, WC and vanity cabinet with basin. Fully tiled with sky light.

Sun Room - double patio doors and windows to rear and sides with fabulous views over the nearby countryside. Vaulted ceilings create a feeling of space.

Kitchen - fitted with Shaker style cabinets with wood effect work surfaces. Built in oven and hob with extractor hood over. Windows to front and rear. Door to

Utility Room with matching Shaker style cabinets and door to front so an ideal cloaks and boot room.







Summary of Accommodation - First Floor

Stairs to first floor galleried landing with tall feature window to front. Doors to Principal Bedroom with windows to side and front and large built in wardrobe.

Double bedroom with windows to side and front.

Double bedroom with windows to rear.

Family Bathroom with bath with shower over, WC and basin.







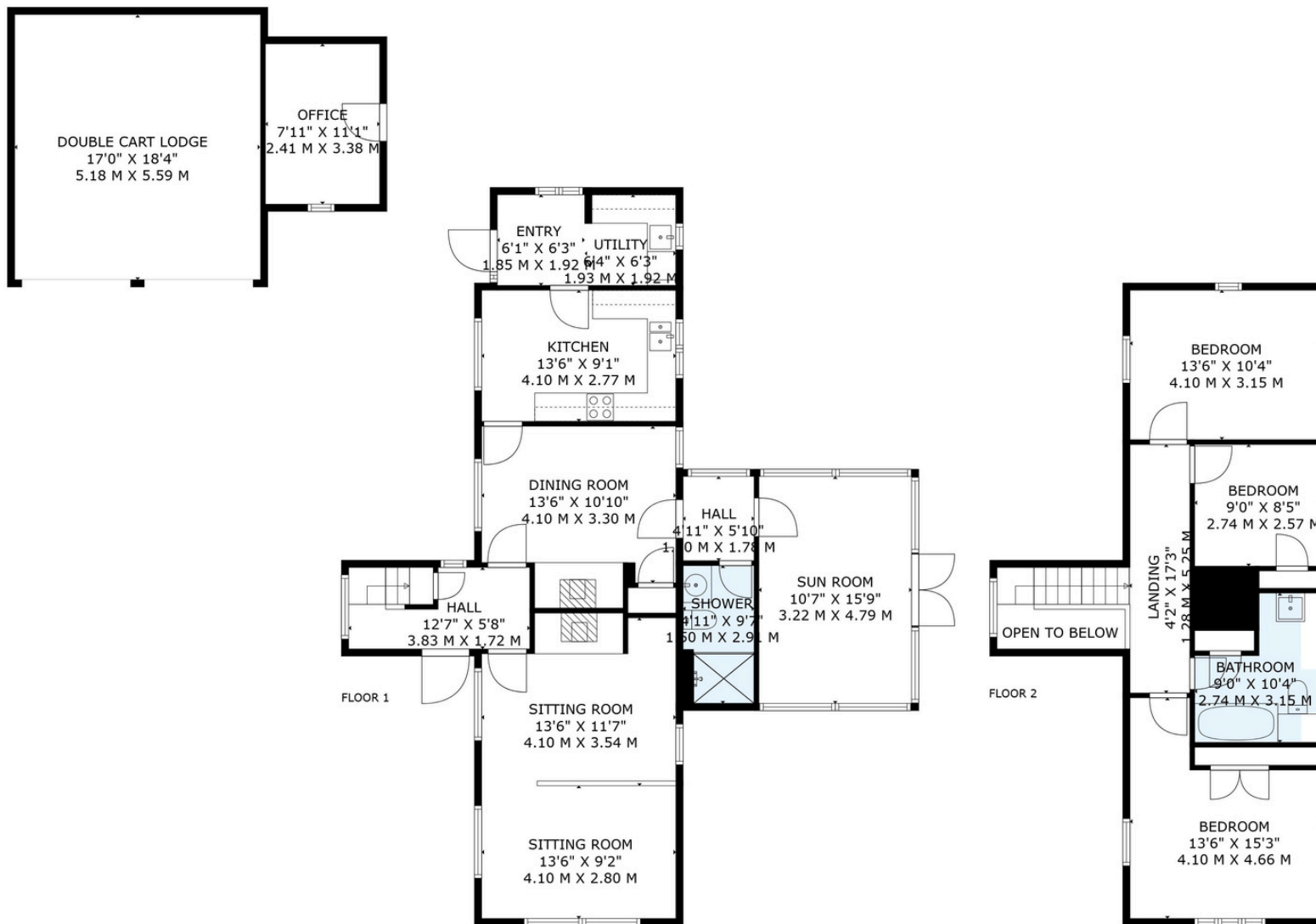
Outside

The property is approached through double gates, on to a shingle driveway with ample parking. This leads to the double Cart Lodge with self contained office or storage to one side. There is a gate to the right leading to the front door. The wraparound plot comprises mature trees and shrubs, with neat lawns and patio areas.

The open fencing to the rear ensures uninterrupted views of the farmland beyond.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	38 F	
1-20	G		

TOTAL: 1905 sq. ft, 177 m²
 FLOOR 1: 1379 sq. ft, 128 m², FLOOR 2: 526 sq. ft, 49 m²
 EXCLUDED AREAS: LOW CEILING: 89 sq. ft, 7 m², OPEN TO BELOW: 25 sq. ft, 2 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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Services

We are advised by the Vendors that mains electricity, water and drainage are connected. The property benefits from oil-fired central heating and log burners.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk F

What Three Words

///afford.tins.bland

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent Fine and Country Regional Office
01394 446 007

About The Area

Witnesham is a popular village located approximately four miles to the north of the county town of Ipswich and approximately 8 miles from the market town of Woodbridge. The village has a public house, a good local primary school, churches and an active community council. The countryside around is interlaced with footpaths and there are some fantastic rural walks directly from the property.

Witnesham has good access to various road networks via the A14 which provides access to The Midlands and the M11 to the West, the A12 which links to London, the M25 to the South and to the North East are the many attractions of the Suffolk Heritage Coast.

There is a direct rail mainline link to London from Ipswich.



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