

Overbury Hall Road
Lower Layham, Suffolk

DAVID BURR









Beck Cottage, Overbury Hall Road, Lower Layham, IP7 5NA

- **Individual architectural design with distinctive detailing**
- **Versatile two/three-bedroom accommodation**
- **Energy-efficient construction with EPC rating B**
- **Impressive part-vaulted kitchen/dining room**
- **Stylish fitted kitchen with marble-topped central island**
- **Village location a short drive from market town of Hadleigh**
- **Ground-floor double bedroom offering alternative reception space**
- **Ground-floor bathroom, first-floor shower room**
- **Two generous first-floor double bedrooms with fitted wardrobes**
- **Beautifully landscaped, low-maintenance gardens with stream and walkway**
- **Private tandem off-street parking and side access**
- **25 Minutes drive to Manningtree Station**

Beck Cottage is an exceptional modern two/three bedroom detached residence of individual architectural distinction, combining striking contemporary design with an imaginative and highly versatile accommodation schedule. Completed in 2022 and finished to an impressive standard throughout, the property incorporates an attractive combination of weatherboard cladding, decorative brickwork and carefully considered architectural detailing, complemented by an energy efficient design achieving an EPC rating of B. Of particular note are the beautifully landscaped, low maintenance gardens, which are bordered by a gently flowing stream, providing a charming and distinctive feature to this remarkable home.

The accommodation has been thoughtfully arranged with an emphasis on ground floor living, centred around a magnificent part vaulted kitchen/dining room. This outstanding open plan space is flooded with natural light courtesy of Velux rooflights and two sets of bi-folding doors opening directly onto the rear terraces. Exposed oak ceiling timbers and crossbeams provide an attractive contrast to the contemporary finish, whilst underfloor heating adds to the overall comfort. The beautifully appointed kitchen features sleek gloss fronted cabinetry, composite work surfaces and a striking marble topped central island, creating an impressive environment for both everyday living and entertaining.

Further ground floor accommodation includes a well-equipped utility room incorporating an extensive range of integrated appliances and a stable door providing external access, together with a cloakroom and a stylish family bathroom with separate shower enclosure. A particularly versatile dual aspect double bedroom offers the flexibility to serve as a third bedroom, study, snug or additional reception room, according to individual requirements.

A central first-floor landing provides access to two generously proportioned double bedrooms, both benefitting from fitted wardrobes and served by a contemporary shower room. The thoughtful arrangement of the accommodation, together with the exceptional quality of finish, ensures that Beck Cottage is equally suited to those seeking a distinctive permanent residence or an easily maintained home with flexible living arrangements.

Outside, the property is approached via a private single width driveway providing tandem off-street parking, with pedestrian access extending to the side. The beautifully conceived rear gardens have been landscaped with ease of maintenance and outdoor entertaining in mind, incorporating extensive terracing and clearly defined seating areas. For practical purposes there is a shed/bike store and a log store. A particularly enchanting feature is the low-lying stream bordering the garden, with a walkway crossing the watercourse. The combination of contemporary landscaping, architectural individuality and the gentle presence of running water creates a wonderfully distinctive outside environment.

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Lower Layham is an attractive rural Suffolk village situated beside the River Brett and surrounded by an extensive network of public footpaths and countryside routes. The village is notable for its traditional character and peaceful setting, with St Andrews Church at its centre and the Grade II listed Queen's Head Inn providing a well-established local focal point.

The nearby market town of Hadleigh provides a broader range of everyday amenities, making Brook Cottage an appealing option for tenants seeking a balance between country living and convenient access to services. Its farmland setting, generous internal proportions and flexible arrangement combine to offer a rarely available opportunity to occupy a substantial, high-quality home within one of this part of Suffolk's most attractive rural locations.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B

WHAT3WORDS: vacancies.offline.fanfare

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND: E**

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







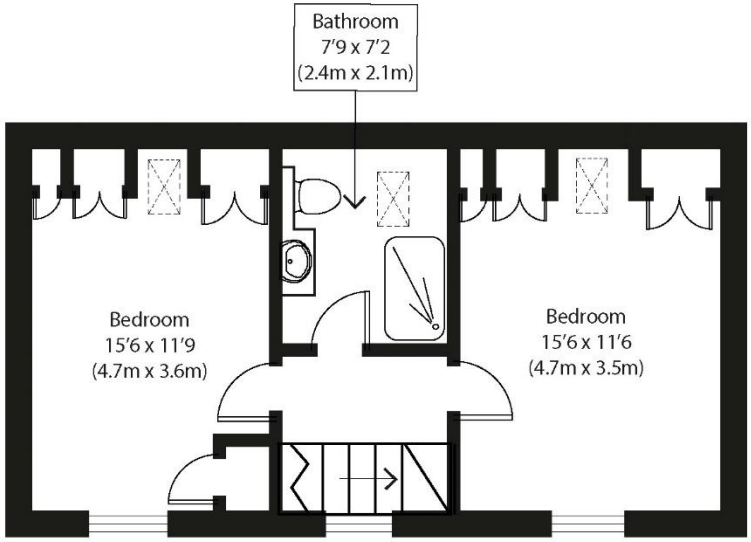




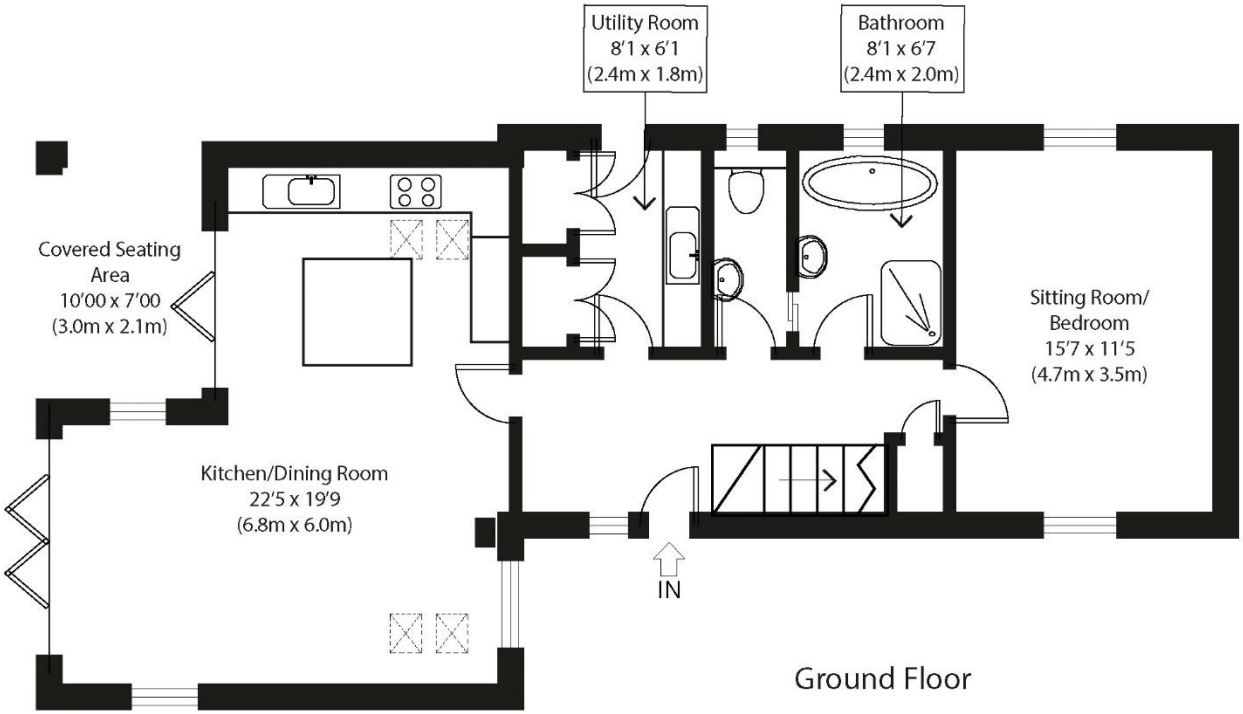
Approximate Gross Internal Area
1430 sq ft (133 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation.
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First Floor



Ground Floor