



Jubilee Cottage, Debenham



A truly individual, high-quality home, quietly positioned in the heart of the historic village of Debenham. Custom-built and completed in 2014, it has been thoughtfully designed for modern living, with a flexible, future-proofed layout that can adapt to changing needs over time.

Externally, the white rendered elevations and traditional pantile roof complement the property's historic surroundings. Internally, the emphasis is on space, light and quality. The ground floor centres around an impressive, open-plan living space featuring wall-to-wall bi-fold doors opening onto the courtyard garden and a striking double-height vaulted ceiling with Velux windows. This flows naturally into the generous kitchen/diner, while a ground floor bedroom with en-suite and converted garage provides valuable additional flexibility. Upstairs, a stunning mezzanine landing overlooks the living room and leads to two further bedrooms and two bathrooms.

The specification is of an exceptionally high standard, including bespoke kitchen, whole-house wet underfloor heating powered by an oil-fired boiler, Travertine flooring throughout the ground floor, oak-framed windows and traditional latch-and-brace doors. This home offers an exceptional combination of build quality, generous proportions, architectural features and a genuinely versatile layout.



JUBILEE COTTAGE - INTERIOR - An oak front door leads you directly into the open plan kitchen area with views into the living area beyond. There is a bespoke fitted country-style kitchen with integrated appliances to include fridge freezer, washing machine, dishwasher and an extremely desirable electric AGA. A butlers sink sits below the window looking out to the front of the property and there is a solid wood worktop throughout. With various pieces of free-standing furniture there is still plenty of space for a large dining table and chairs. This area flows through to the living room. This is a stunning double-height room with a vaulted ceiling and light flooding in from four Velux windows. To the side aspect are oak bi-fold doors giving access out to the secluded courtyard garden. To the right-hand side of the kitchen a door leads through to the ground floor bedroom which would also make an ideal snug/study/playroom. This bright room has oak bi-fold doors along one wall also leading out to the courtyard garden. There is an ensuite wet room which is tiled throughout with a suite comprising low level WC, basin set into an oak vanity unit and walk in shower area. There are double doors into the airing cupboard which also houses the oil-fired boiler. To the left of the kitchen a door leads you into the integral garage which is currently used as a library. This room has been created to the same specification as the rest of the house with the matching travertine tiled floor with under floor heating, telephone points and electric sockets. We have been advised that under the rules of permitted development it should be easy to bring into domestic use. There is a disabled access to the front and glass service door to the rear which leads you round to the courtyard garden. Stairs rise from the kitchen and lead to the galleried mezzanine first floor landing with a glass balustrade overlooking the ground floor living room. The first floor is fully carpeted but also benefits from underfloor heating throughout. There are eaves storage cupboards and doors leading to the first-floor accommodation. The principal bedroom has Velux windows to both the front and rear giving views of trees and rooftops. This generous room has bespoke wooden storage cupboards with fitted wardrobe to one end of the room and a door leading through to the ensuite shower room at the far end. The ensuite shower room is beautifully tiled with a walk-in shower with glass divide and basin and WC built into oak vanity units giving additional storage. There is a Velux window and an extractor fan. Bedroom two is a good sized double and has a front and rear aspect with Velux windows and a feature triangular apex window adding character. The family bathroom is fully tiled with a bath with shower over, a glass shower screen, basin set into an oak vanity unit and WC. There is a Velux window and an extractor fan.

This completes the spacious accommodation of this exceptional home.



JUBILEE COTTAGE - EXTERIOR A surprisingly private courtyard with a sandstone terrace which is partly walled and edged with established specimen trees and shrubs. The sandstone flooring wraps all around the cottage. There is pedestrian access from the road through wooden gates. There is both hot and cold outside taps and electric power points plus outside lighting. The oil tank is sunken under the terrace.

LOCATION - Set in a quiet lane in the heart of Debenham on the edge of the conservation area Jubilee Cottage enjoys beautiful roofline views of ancient buildings. Debenham is a quintessential Suffolk Village and has an array of well-preserved medieval and Tudor houses. At the centre of the village is the 13th century Church and village green. Debenham benefits from excellent local amenities including a small Coop supermarket, hardware store, newsagents, butchers, post office and greengrocers together with coffee shops, fish and chip shop and two popular Public Houses. There is a doctor's surgery and dentist in the village together with a vet and Community/sports centre. A Primary and High School are found in the village with the senior School having the accolade of being in the top 20 state schools in the UK. Surrounded by beautiful countryside but with excellent communications by rail via Stowmarket on the main line to London Liverpool Street. Ipswich is 12 miles away and it is a short drive to access the A14 and A12 road links.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - Mid Suffolk Tax Band: D EPC: C Postcode: IP14 6RB

What3Words: ///petulant.appendix.nicer

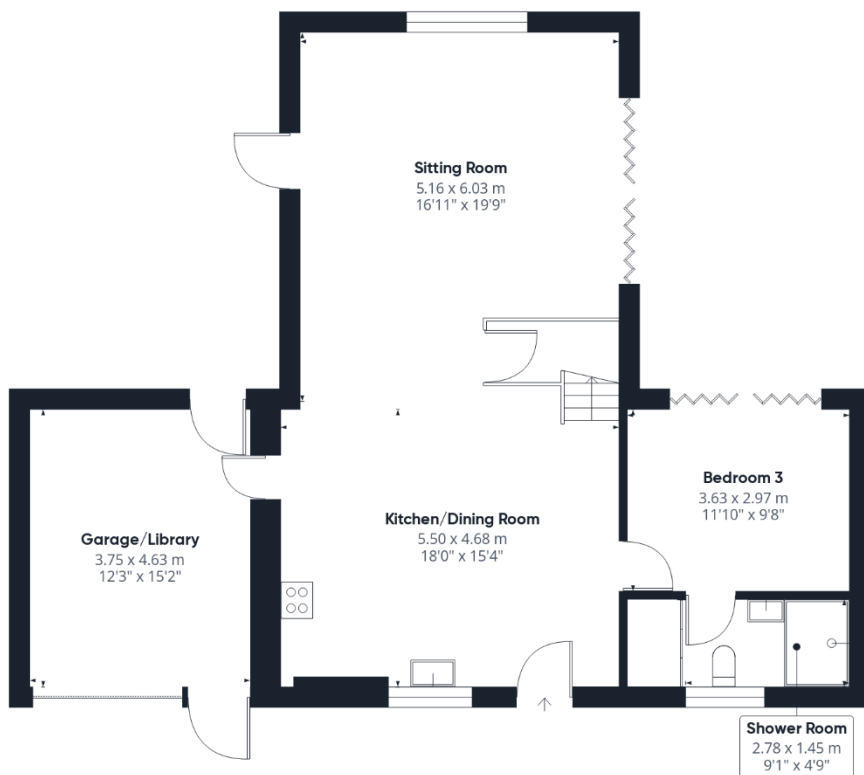
SERVICES Oil fired central heating, underfloor heating throughout, mains drains, water and electricity, double glazed throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

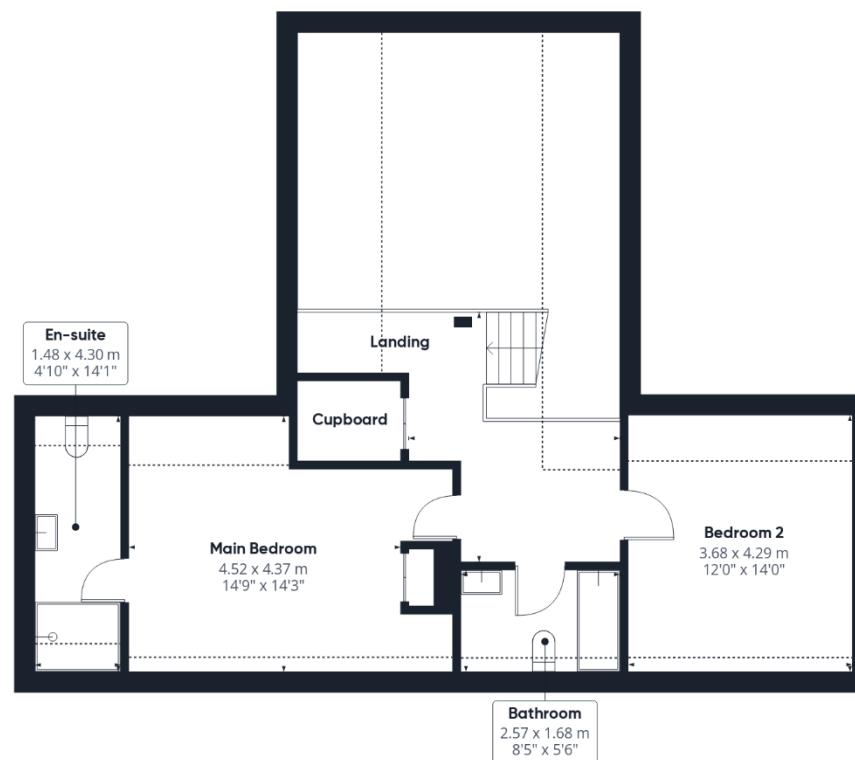
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Floor 0



Floor 1

Approximate total area⁽¹⁾

151.8 m²

1635 ft²

Reduced headroom

11.4 m²

123 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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