

JENNIE JONES

EST. 1993

ESTATE AGENTS



KELTON COTTAGE

Benhall | Suffolk

£575,000





1 KELTON COTTAGES, SILVERLACE GREEN, BENHALL, IP17 1JH

**A BEAUTIFULLY UPDATED COUNTRYSIDE COTTAGE ENJOYING AN
EXCEPTIONAL RURAL SETTING SURROUNDED
BY GLORIOUS SUFFOLK FARMLAND.**

- Entrance Porch • Utility/Shower Room • Kitchen/Dining • Sitting Room •
- Pricipal Bedroom with En-suite Shower Room • Two Further Bedrooms • Family Bathroom •
- Large Mature Garden • Driveway Parking • Detached Garage •

Saxmundham - 3 miles / Aldeburgh - 9 miles / Woodbridge - 11 miles





The Property

Occupying a truly idyllic position in the heart of the Suffolk countryside, Kelton Cottage presents a rare opportunity to acquire a beautifully improved home with far reaching rural views in every direction. Set amidst open farmland at Silverlace Green near Benhall, the property offers peace, privacy and an enviable lifestyle, whilst remaining within easy reach of the A12, a range of local amenities and the renowned Suffolk Heritage Coastline.

The current owners have undertaken extensive improvements to the property, including the installation of a replacement oil-fired boiler and heating system, stylish new bathrooms and a beautifully appointed kitchen, creating a home that combines modern comfort with charming countryside character.

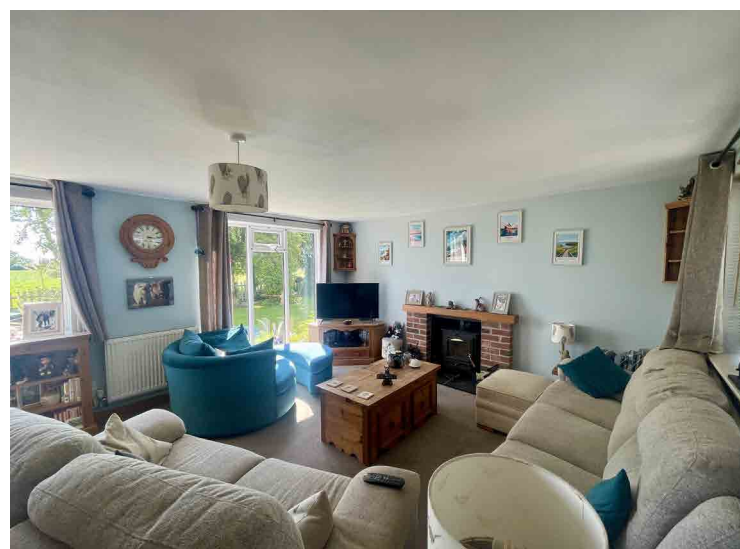
The accommodation is well planned and generously proportioned, extending to approximately 1,466 sq ft. A welcoming entrance porch leads through to a useful ground floor utility and shower room and into the impressive kitchen/dining room with original fireplace, which forms the heart of the home. Beautifully fitted and with integrated appliances, the space is filled with natural light and enjoys the beautiful views over the surrounding gardens and countryside with access to the gardens via a stable door.

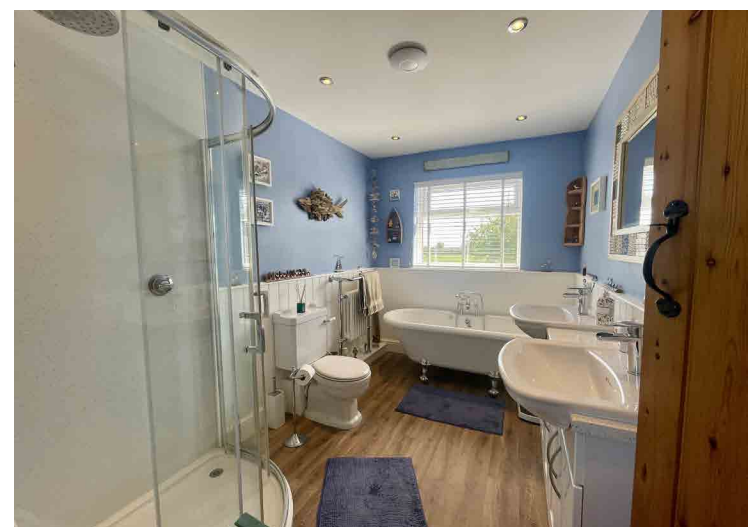
The spacious sitting room is equally impressive, featuring a fireplace with inset stove overlooking the gardens, creating a wonderful space for relaxing.

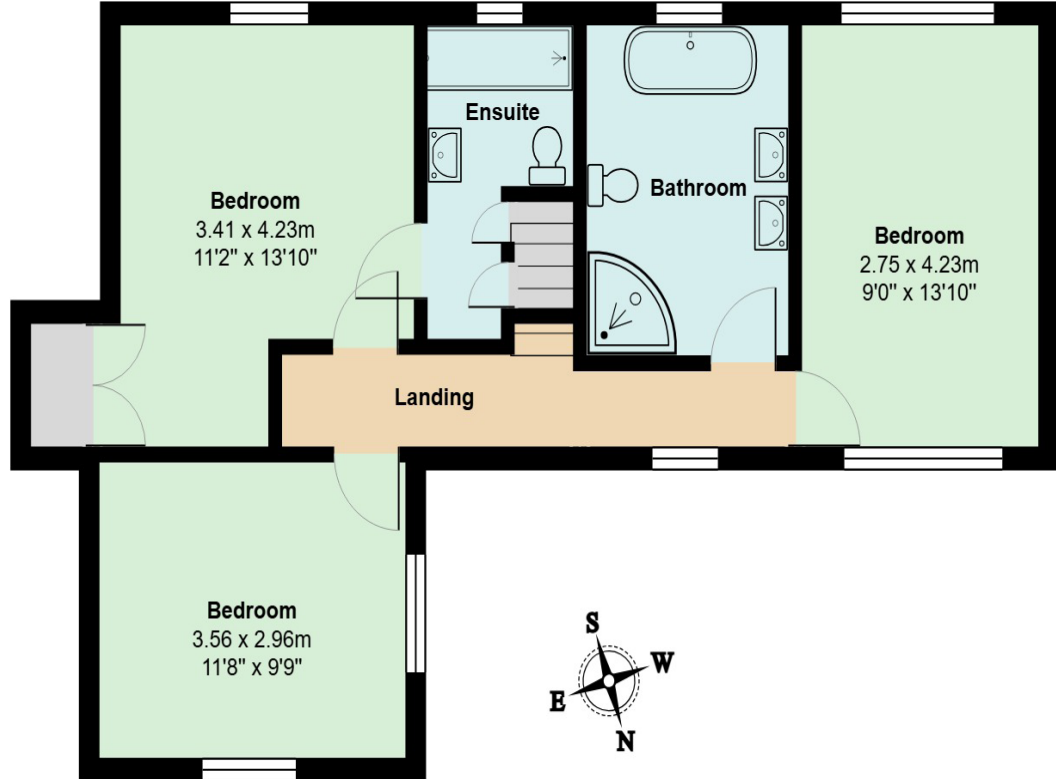
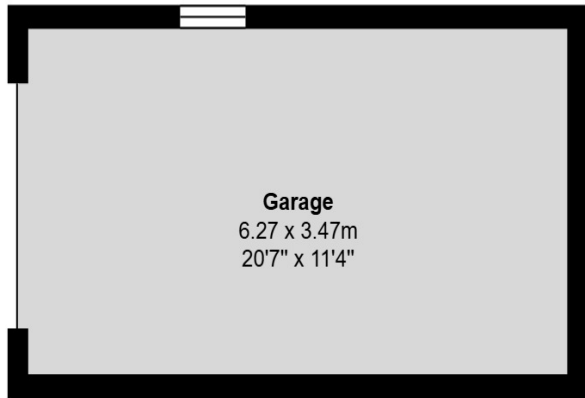
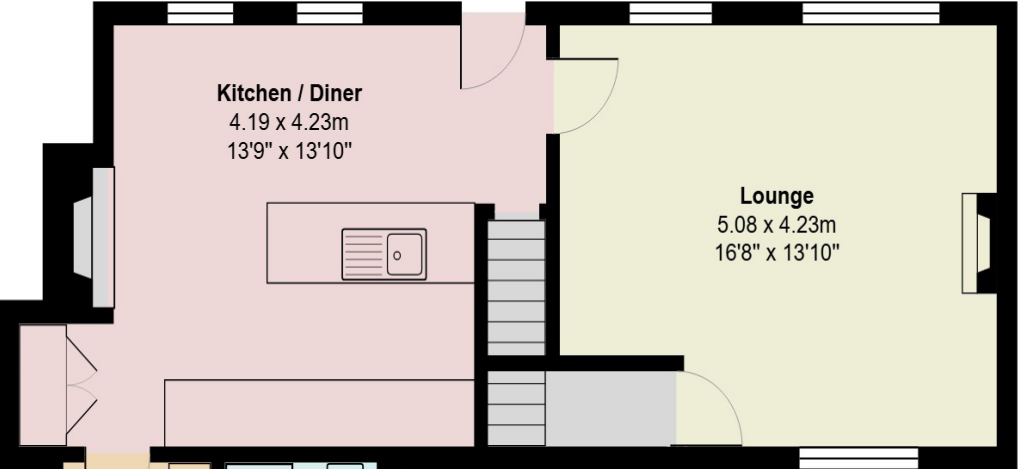
To the first floor, the landing gives access to three bedrooms, including a principal bedroom with ensuite shower room, together with a beautifully refitted family bathroom.

Outside

Outside, the property enjoys stunning mature gardens which have been thoughtfully landscaped to make the most of the exceptional setting. There are lawns, well stocked flower beds, seating areas and wonderful open views across rolling Suffolk countryside. A substantial garage and private parking complete the property.







Total Area: 136.2 m² ... 1466 ft²

Location
Silverlace Green is a small rural hamlet situated close to the well served village of Benhall and perfectly positioned for access to the Suffolk Heritage Coast. The nearby market town of Saxmundham provides a railway station with services via Ipswich to London Liverpool Street, together with a good range of shops and everyday amenities.

Services
Mains electricity and water. Private drainage. Oil fired central heating.

EPC Rating
D

Council Tax- East Suffolk Council Council Tax Band: B



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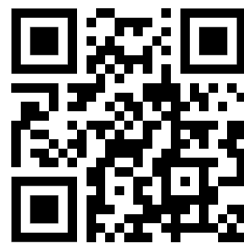
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