



25 HIGH STREET WANGFORD
GUIDE PRICE £299,000 FREEHOLD

An Immaculate Cottage with Character and Charm

Spacious Sitting Room Dining Room Kitchen

Three First Floor Bedrooms Bathroom

Rear Garden

THE PROPERTY
Number 25 is a period three bedroom cottage in a sought after location within the heart of the conservation area and with views to the Church. The property has been extremely well cared for by the current owner, having undergone extensive refurbishment in recent years and consequently it is in excellent order throughout. This charming cottage has a number of original features and is full of character. Main benefits include light and airy accommodation, gas fired central heating, lovely views and a pretty cottage garden. The accommodation comprises a spacious sitting room, dining room and kitchen. To the first floor are three bedrooms and a bathroom. A pathway at the rear of the cottage leads to the enclosed garden situated approximately twenty metres away. The cottage would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular area has to offer. To fully appreciate the character and charm of this delightful property, early viewing is strongly recommended.

LOCATION
The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including: a general store, Church, doctors and veterinary surgeries, public house and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast. The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks. Only 10 minutes drive is the ever popular coastal town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS
Leave the agents Southwold office and proceed out of town taking the right fork—Wangford Road (B1126) passing through Reydon and on towards Wangford. On entering the village past the Farm Shop continue straight on into Church Street. At the end of Church Street turn left into the High Street and the property can then be found after a short distance on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

An entrance door with high level glazed panels opens to the:-

SITTING ROOM
20ft 5in x 11ft 9in.
6.22m x 3.60m
Large window to the front aspect with views to the Church; further window to side aspect; a red brick feature fireplace with hearth and timber mantle housing a gas flame effect fire; two radiators; exposed timbers and wall studs; television point; two ceiling light points; fitted carpet; door to:-

LOBBY
Under stairs storage cupboard with light; opening to:-

DINING ROOM
11ft 3in x 10ft 8in.
3.44m x 3.27m
Windows to each side; an attractive red brick inglenook style fireplace with hearth and timber bresummer over; radiator; staircase to first floor accommodation; wood flooring; ceiling light point; door and steps down to:-

KITCHEN
11ft 9in x 10ft 8in.
3.60m x 3.27m
Two windows to one side and window and stable door to the other side; inset sink with mixer tap; a good range of base and wall mounted units; work surfaces and tiled splash backs; electric cooker space with extractor hood over; plumbing for washing machine and dishwasher; fridge/freezer space; cupboard housing Baxi gas fired combination boiler for central heating and domestic hot water; radiator; ceiling light point; vinyl flooring.

FIRST FLOOR
Stairs from the dining room lead to the:-

LANDING
With radiator; loft access hatch; ceiling light point; power point; fitted carpet.

BEDROOM 1
12ft 4in x 11ft 9in
3.77m x 3.60m
Window to front aspect with lovely view to the Church; radiator; television point; ample power points; ceiling light point; fitted carpet.

BEDROOM 2
8ft 3in x 7ft 9in
2.51m x 2.37m
Window to side aspect; radiator; ceiling light point; fitted carpet.

BEDROOM 3
10ft 11in x 5ft 9in.
3.33m x 1.75m
Window to rear aspect and Velux style roof light; radiator; built in cupboard; ceiling light point; fitted carpet.

BATHROOM
7ft 9in x 5ft 1in.
2.37m x 1.55m
Window to rear aspect; a three piece suite in white comprising a panelled bath with shower over and screen; pedestal wash basin and low level w.c.; radiator; ample tiling; ceiling light point; vinyl flooring.

OUTSIDE
The rear garden is accessed via a pathway at the rear of the cottage and set about twenty metres away. The garden is enclosed by brick wall, fencing and hedging. There is a paved patio, lawn area, borders containing a wide variety of mixed planting and a brick outhouse.

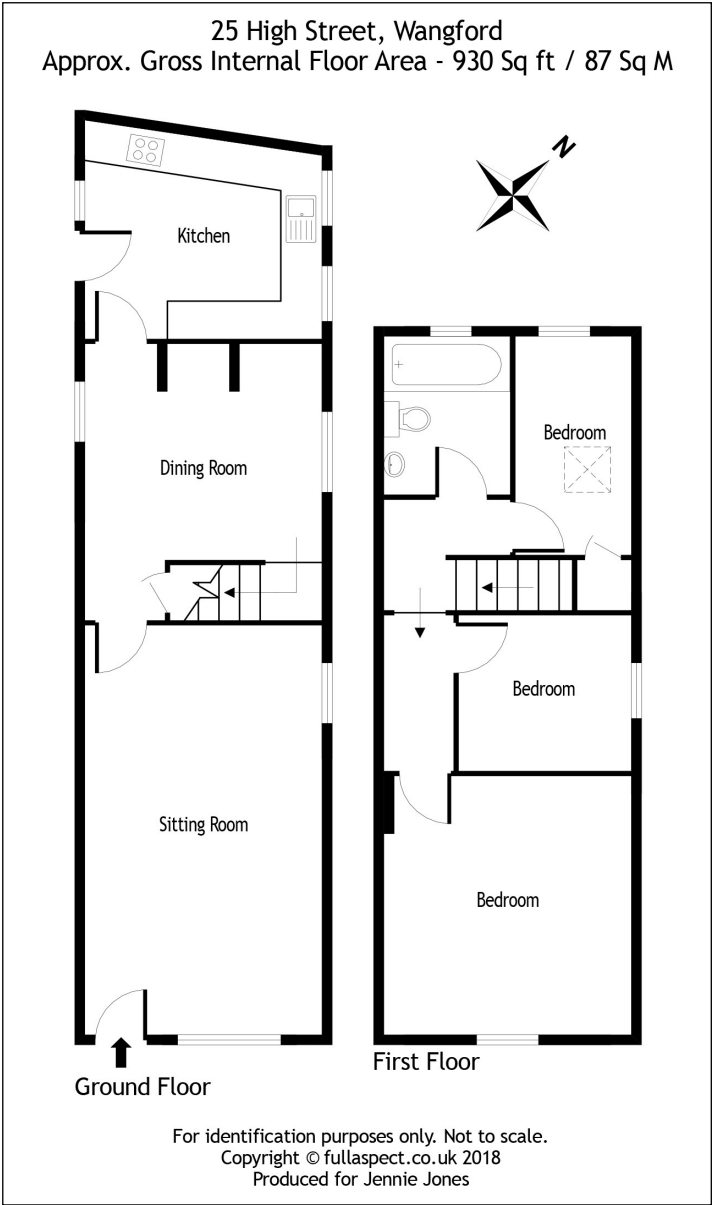
LOCAL AUTHORITY
Waveney District Council.

ENERGY PERFORMANCE RATING
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SERVICES
We understand all mains services are connected.

VIEWING
Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3931



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office