

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Clow Cottage, The Street, Hacheston, Woodbridge Suffolk. IP13 0DT

GUIDE PRICE

£625,000

A deceptive individual detached four bedroom house with a garden studio. Situated in a prominent location at the heart of Hacheston, this stunning house has been built to a high standard by the present owner who has created a versatile range of accommodation that embraces contemporary style with traditional character. The house occupies a generous sized plot with a large rear lawned garden and a wide patio which is ideal for outdoor entertaining. There is a purpose built studio/home office at the end of the garden which has bi-folding doors creating a light and airy home-working space. The house is centrally heated by a gas fired boiler that serves the underfloor heating system downstairs and first floor radiators. The sitting room has a most attractive fireplace and wood burner. There is a family room/study and a useful cloakroom. The main feature of the house, however, is the fabulous and impressive open plan living room/dining room and kitchen which has a beautiful oak frame with a full height gable window and bi-folding doors that open out to the patio. This space features a dramatic beamed and vaulted ceiling and has a well-appointed kitchen with integrated appliances and a wonderful walk-in pantry. There is a separate utility room which has its own back door to the garden. The first floor is equally well planned with four generous sized double bedrooms. Bedroom one has a vaulted ceiling and French windows overlooking the garden and countryside beyond. There is an impressively large en-suite shower room to this bedroom. The second bedroom also has its own en-suite shower room and bedrooms three and four are served by a smart family bathroom. The property is approached from the road by double gates that open to a paved driveway which affords excellent off street parking.

This part of Suffolk is a haven for naturalists, artists and musicians. Hacheston is a popular and pretty village which lies between Woodbridge and Framlingham; just a few minutes drive from the excellent local amenities and supermarket at neighbouring Wickham Market where there is a primary school. The railway station at Campsea Ashe offers access to London, Norwich and Cambridge via Ipswich. There are excellent local shops in the market towns of Framlingham and Woodbridge. Framlingham is famous for its ancient castle and Woodbridge is a riverside town with its own marinas and famous tide mill. The world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival, is a popular nearby attraction and there are wonderful estuary walks along the Sailors Path at Snape and at Iken Cliff and woodland walks at Tunstall Forest. The attractions of Southwold, Orford and Aldeburgh lie within convenient reach by car and there are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath.

SOUTHWOLD

T: 01502722065

E: southwold@jennie-jones.com

SAXMUNDHAM

T: 01728 605111

E: saxmundham@jennie-jones.com

www.jennie-jones.com

ENTRANCE HALL

Well lit by part glazed front floor with inset doormat, thermostat, down-lighters, staircase to first floor landing with fitted carpet, under stair cupboard.

CLOAKROOM

W.C. with concealed cistern, vanity enclosed wash basin, extractor fan and down-lighters. Oak floor.

SITTING ROOM 5.18m x 4.34m

Front aspect double glazed windows. Oak floor and stone hearth to a most attractive brick fireplace with a woodburner and substantial oak mantel beam. Media points, thermostat and down-lighters.

FAMILY ROOM/STUDY 3.69m X 2.90m

Front aspect double glazed window, oak floor, thermostat, down-lighters.

OPEN-PLAN LIVING ROOM; DINING ROOM AND KITCHEN (L shaped) 8.16m x 3.96m plus 4.03m x 3.56m

A fabulous contemporary living space with a high beamed and vaulted ceiling featuring a full-height double glazed gable window and bi-folding doors that slide back to open to the patio and garden area creating a superb outdoor/indoor entertaining space. Tiled floor, down-lighters, thermostat. Quartz work tops with base level storage and wall cupboards. Island unit incorporating a breakfast bar with inset stainless steel sink, four ring Neff electric hob and silverline extractor above, integrated dishwasher. Double electric oven and integrated fridge. The kitchen features a wonderful walk-in pantry which has space for a tall fridge/freezer and is comprehensively shelved.

UTILITY ROOM 2.17m x 1.75m

Oak work top, stainless steel sink, base level and wall mounted cuboards, plumbing for washing machine and space for a tumble dryer, tiled floor, double glazed door to the garden.

FIRST FLOOR LANDING

Beneath a vaulted ceiling, with an inset skylight, a divided staircase leads off towards the bedrooms and family bathroom. Fitted carpet, radiator.

BEDROOM ONE 4.00m X 3.91m

Rear aspect room with double glazed French windows overlooking the garden and countryside beyond. Vaulted ceiling, fitted wardrobes and airing cupboard with pressurised hot water cylinder. Concealed door opens to the en-suite bathroom, fitted carpet, down-lighters, radiator.

EN-SUITE SHOWER ROOM 2.96m X 2.30m

A fabulous bathroom with a large walk in shower: glass screen rain shower head and hand held shower attachment; W.C. with concealed cistern, twin wash basins with storage under, chrome towel rail/radiator, extractor fan, double glazed velux window, tiled floor.

BEDROOM TWO 3.69m x 2.85m

Front aspect double glazed window, fitted carpet, radiator, sloping ceiling, down-lighters.

EN-SUITE SHOWER ROOM

Tiled shower cubicle: rain shower head and hand held shower attachment, folding shower screen. W.C. with concealed cistern, wash basin with storage beneath, chrome towel rail/radiator, extractor fan, down-lighter.

BEDROOM THREE 3.61m x 3.24m

Front aspect double glazed window, fitted carpet, fitted wardrobe, radiator and down-lighters.

BEDROOM FOUR 3.24m x 3.03m

Front aspect double glazed window with fitted carpet, radiator and down-lighters.

BATHROOM 2.42m x 1.77m

Panel enclosed bath with shower screen and shower over the bath: rain shower head and hand held shower attachment, vanity enclosed wash basin with storage under, W.C. with concealed cistern, vinyl flooring, chrome towel rail/radiator, down-lighter.

Items depicted in the photographs are not necessarily included in the sale. 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

GARDEN STUDIO 3.38m x 2.73m

Double glazed bi-folding doors, vaulted ceiling. Potential to use as a home office, art studio or summer house.

TIMBER STORE/SHED

With potential to develop as a workshop.

The rear garden is enclosed and laid to lawn with established trees. There is a wide paved patio with a raised flower bed with a brick retaining wall. Side pedestrian access to the front and a gate at the end of the garden gives access to a storage/composting area. This part of the garden abuts the stream.

The front paved driveway is accessed from the road via double gates and provides excellent parking space for several vehicles.

LOCAL AUTHORITY

Suffolk Coastal District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

SERVICES

Mains electricity, gas and water. Drainage to a private system.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

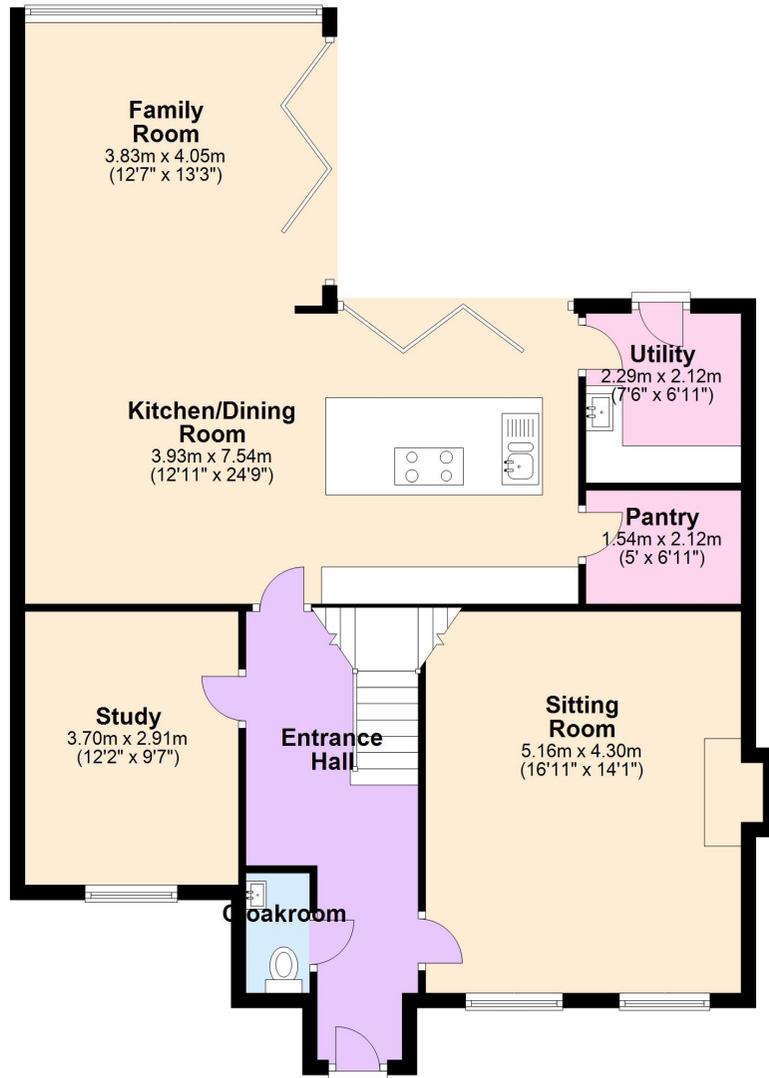
email: saxmundham@jennie-jones.com

EPC RATING = C



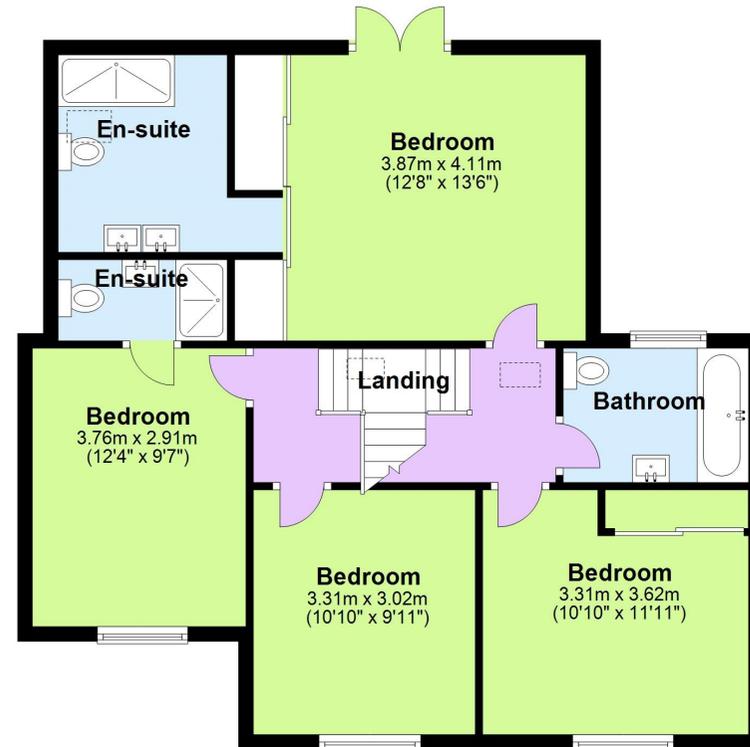
Ground Floor

Approx. 102.2 sq. metres (1099.8 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.6 sq. feet)



Total area: approx. 177.2 sq. metres (1907.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.





