

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Odes Cottage, Thurtells Corner, Yoxford, Suffolk. IP17 3LB

OIEO

£500,000

A beautiful detached, thatched cottage, which is situated on the edge of the well-served Suffolk village of Yoxford lies with convenient reach of the local amenities: primary school, shops, pubs and restaurants and the railway station at Darsham. Set back from the A12, Odes Cottage benefits from a large south facing garden which is attractively landscaped with a lawn and wide paved sun terrace. There is a newly erected, insulated, garden studio which would be used as a home office (this will have power and heating installed). The large garage (5.74m x 5.79m) has power, an electric door and car charging point and driveway are located to the rear of the property and are accessed via a shared and private access. There is good parking space and room for a boat/trailer etc. to the side of the garage. There is also a private and secluded front garden. The cottage has been sympathetically extended and modernised. There is a wealth of period features which include oak beams and exposed studwork and a large fireplace in the sitting room which has a wood burning stove. The accommodation includes: An entrance hall which opens off to the ground floor double bedroom and the adjacent shower room; a dining room/family room which has French windows which open out to the south facing sun terrace; a large sitting room with parquet flooring which overlooks the front and rear gardens and opens to the farmhouse kitchen. The kitchen/breakfast room, which is well-appointed and fitted with an excellent range of base and eye-level cabinets with a matching dresser, has space for a range cooker and integrated dishwasher and fridge/freezer. The kitchen opens to the garden also, via a useful rear lobby. There is a useful down stairs cloakroom and a boiler room which houses the oil fired boiler and is accessed from outside. On the first floor there are three generously proportioned south facing bedrooms plus a study/ bedroom which has a vaulted ceiling. The first floor bedrooms are served by a family bathroom

Odes Cottage is situated for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. Yoxford is convenient for the A12 and Darsham railway station. The pretty village has a general store, primary school, surgery, garage, antique shops and more. Yoxford boasts a hotel, a fine restaurant, a café and two pubs, and the area is known for its specialist food producers, farmers' markets and food festivals. Golf courses and sailing can be found nearby and at Southwold and Aldeburgh, and the nearby Snape Maltings complex is home to the internationally renowned Aldeburgh Music Festival. There are ancient castles to explore at Framlingham and Orford and many remarkable churches including Blythburgh's 'Cathedral of the Marshes'. The RSPB's flagship reserve of Minsmere is within easy reach, and there are other wonderful nature reserves at North Warren, Havergate Island and Shingle Street.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Cloakroom; Bedroom One 3.61m x 3.77m; Shower Room; Dining Room/Family Room 4.49m x 2.29m; Sitting Room 6.02m x 4.34m; Farmhouse Kitchen 6.02m x 3.45m; First floor landing; Bedroom Two 4.32m x 3.58m; Bedroom Three 3.40m x 2.84m; Bedroom Four 3.16m x 3.50m Study 5.18m x 1.99m; Bathroom.

Garage 5.47m x 5.79m; Garden Studio; Outside boiler room.

SOUTHWOLD

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LOCAL AUTHORITY

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

SERVICES

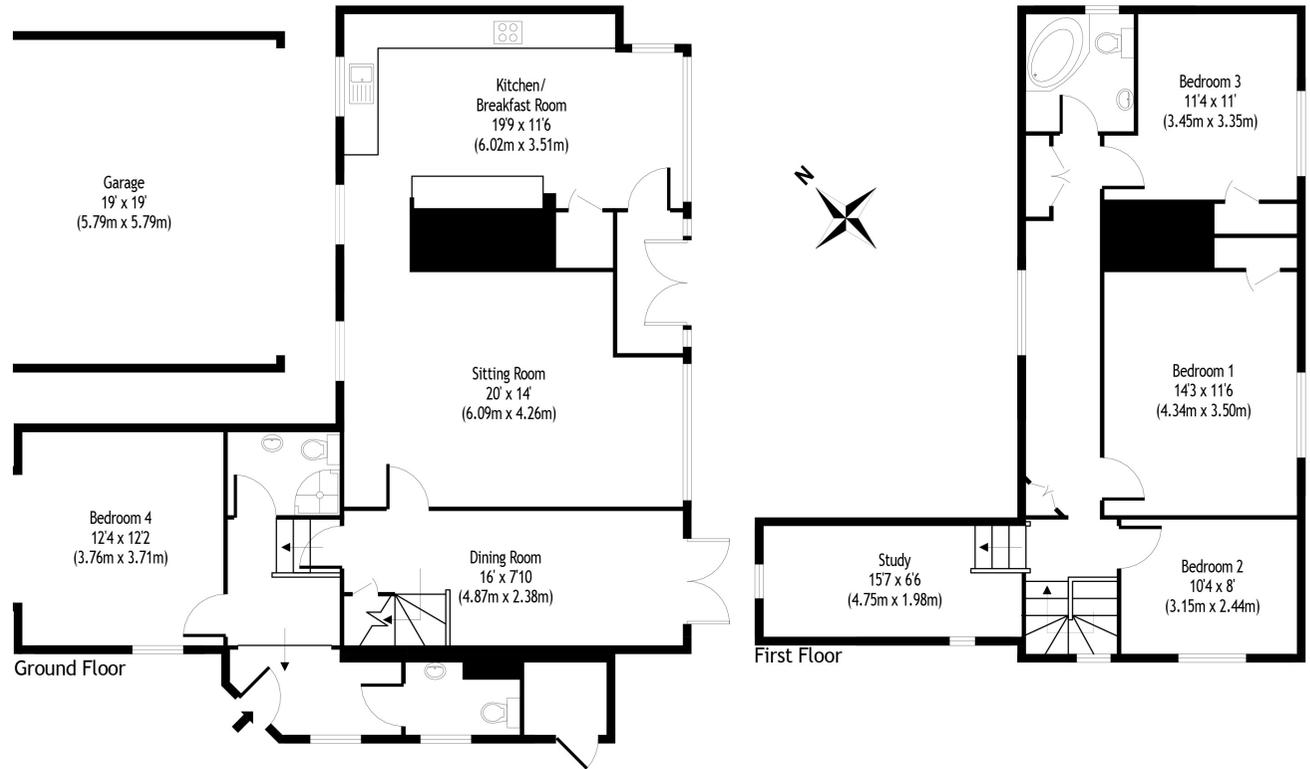
Mains electricity, drainage and water .

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = D

Odes Cottage, Yoxford
Approx. Gross Internal Floor Area - 1745 Sq ft / 162 Sq M
Garage - 361 Sq ft / 34 Sq M



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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









