

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Coppice Cottage Low Road, Friston, Saxmundham, Suffolk. IP17 1PW

GUIDE PRICE

£395,000

A deceptively spacious three bedroom semi-detached 19th century cottage which is situated in a secluded location overlooking woodland and with views towards open Suffolk countryside. The cottage, which benefits from delightful south facing cottage garden, benefits from good off street parking and is approached via a short un-adopted lane. The well-planned accommodation has been sympathetically extended within the last thirty years and offers tremendous versatility. There is a large sitting room, which has an impressive fireplace and wood burner and a second living room: a snug/study which opens out to an elegant and recently added conservatory. The well-proportioned, separate, dining room could be used alternatively as guest bedroom. There is a useful downstairs cloakroom and a utility room with a back door to the garden. The kitchen has been updated recently with good quality cabinets, granite worksurfaces and an integrated oven and hob, dishwasher and fridge/freezer. The accommodation on the first floor is also well planned and comprises three good sized bedrooms (two doubles and a single) which are served by a well appointed family bathroom that includes a bath and a shower cubicle. The cottage is beautifully presented throughout and benefits from double glazing and electric heating. The sunny garden, which is a notable feature of Coppice Cottage, is laid to lawn with pretty herbaceous borders, young fruit trees and cultivated vegetable beds. The garden has a very pretty Victorian style greenhouse and a new timber garden shed. A delightful water feature provides a focal point from both the garden sun terrace and the conservatory. Coppice Cottage lies within a short walk from the popular Chequer's village pub and is ideally located for access to Snape, Aldeburgh and Suffolk Heritage Coast.

Friston has a large village green, an active village hall and a pub "The Chequers". The village lies conveniently between Aldeburgh and the market town of Saxmundham with easy access to the neighbouring village of Snape, famous for its world class Maltings Concert Hall, home to the Aldeburgh Festival. Saxmundham, which has a Wednesday market and Waitrose and Tesco supermarkets, also benefits from a good range of shops. Its railway station provides connecting services to London. The seaside town of Aldeburgh has an excellent range of local shops with art galleries and fine restaurants. There are golf courses at Aldeburgh, Thorpeness and Halesworth with sailing on the rivers Deben and Alde/Ore. Nature reserves in the area include RSPB Minsmere, Havergate Island, Snape Warren and North Warren. The village sits on the edge of the popular Sandlings Walk which is a walk through the Suffolk Coast and Heaths Area of Outstanding Natural Beauty from Southwold to Ipswich.

Applicants may be aware of the proposals from Scottish Power for a new installation on the far side of the village. (Not visible from this property)

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Cloakroom; Sitting Room 9.21m x 3.56m; Family Room/Study 4.05m x 3.11m; Dining Room 4.94m x 3.32m; Kitchen 3.32m x 2.76m; Utility Room 1.71m x 1.56m; Landing; Bedroom One 3.64m x 3.25m; Bedroom Two 3.17m x 2.21m; Bedroom Three 2.91m x 2.90m; Bathroom.

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 = E



Total area: approx. 135.6 sq. metres (1459.5 sq. feet)

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

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











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