



FennWright
Signature

Warley Cottage, Main Road,
Tuddenham IP6 9BZ



Warley Cottage
Main Road
Tuddenham
IP6 9BZ

A detached family home situated in a plot measuring just over 1.25 acres with far reaching views of the countryside. The mature plot includes a stunning formal garden which extends to an apple orchard. The property offers great scope for remodelling/extending to suit the buyers particular requirements.

Warley Cottage situated in the sought-after village of Tuddenham St. Martin on the Northern outskirts of Ipswich. The property sits within a plot measuring one and a quarter acres with a mature formal garden and orchard which has far reaching views of the valley beyond. The property has been extended over a number of years and provides two reception rooms and five bedrooms. Along with a large workshop there is a double length garage and parking for many cars.



- 2 reception rooms
- Kitchen/breakfast room
- 5 bedrooms
- Double length garage

Double doors open into the generous reception hall which has a double storage cupboard, stairs to the first floor and doors off.

The sitting room/dining room has a triple aspect with stunning views over the garden and multi-fuel burner. A door leads into the kitchen/breakfast room which has an extensive range of base and eye-level units, work surfaces, integrated oven and hob along with space for other appliances. There are doors into the inner hall and rear lobby. The rear lobby provides access to the cloakroom with tiled floor, basin and WC. It also has a door out to the side and garden room which has dual aspect including patio doors onto the patio.

The inner hall has doors to three bedrooms, two of which are doubles and situated to the front. Completing the ground floor accommodation is the family bathroom which comprises bath with shower over, basin and WC.

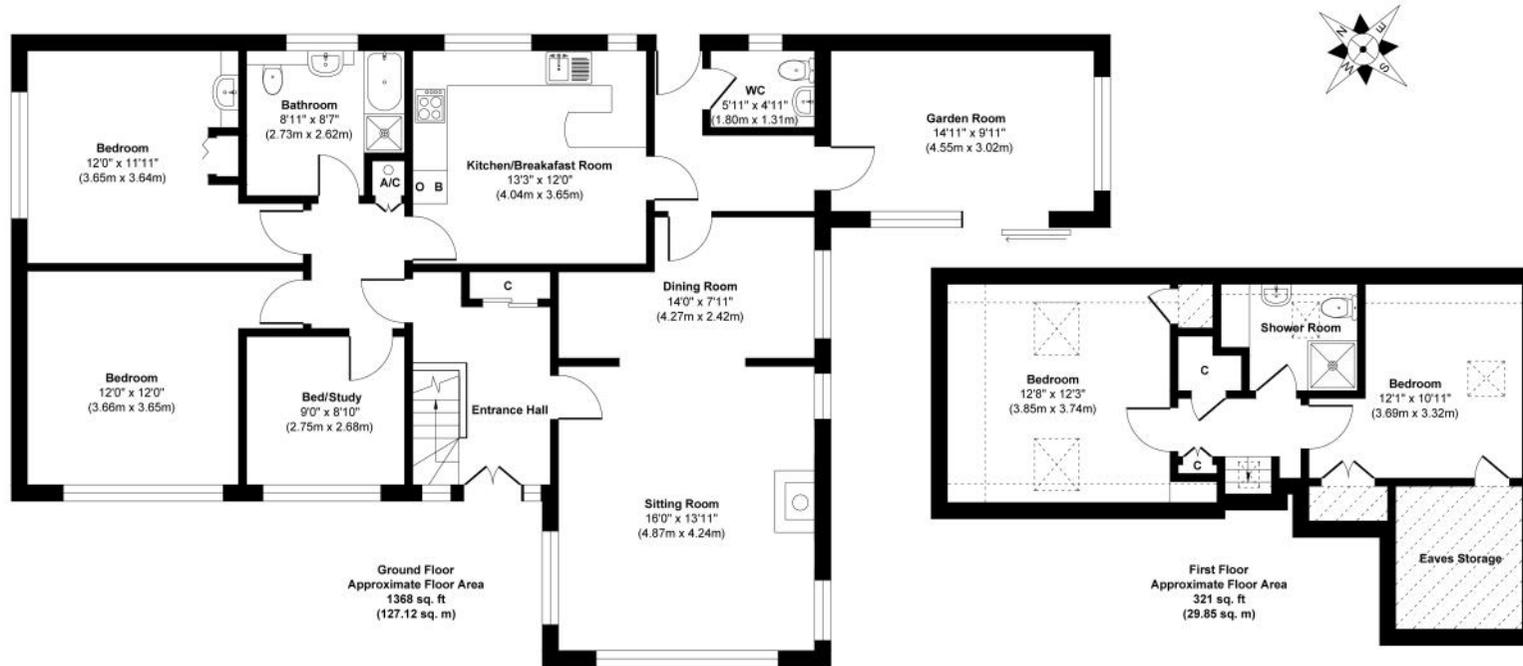
The first floor landing has doors off to two further double bedrooms, both with Velux windows and eaves storage. There is also a shower room with shower, basin and WC.







Warley Cottage, Main Road, Tuddenham, IP6 9BZ



Approx. Gross Internal Floor Area 1689 sq. ft / 156.97 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Outside

The property occupies a plot measuring 1.25 acres and is approached by a private road with access to the property. The driveway provides parking and turning space for many vehicles with a detached timber double length garage measuring 33'6 x 9'6 with double doors to the front, door to the rear and power and light connected. A path leads to the front door and to the formal garden which has a number of mature borders, trees and shrubs extending to an apple orchard which has stunning views of the countryside and valley beyond. There is also a large timber workshop which measures 20' x 17'4 with double doors to the front and window to the rear.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property. There is oil-fired central heating (not tested).

Tenure - Freehold

EPC rating - E

Our ref - CJJ

All viewings are strictly by appointment only.

Location

Tuddenham St. Martin is a sought-after village on the northern side of the town with excellent links to a number of amenities and within the village itself is a church, many countryside walks and The Fountain Public House and Restaurant.

Ipswich town centre is easily accessible with an abundance of shopping facilities, coffee houses, bars and restaurants. The market town of Woodbridge is also a short distance away with a number of boutique shops, restaurants, public houses and amenities.

Directions

Proceed out of town along Tuddenham Road passing the Woolpack Public House. Upon reaching the roundabout continue straight over along Tuddenham Road, over the bridge and towards the village of Tuddenham St. Martin. Before the S-bend turn right into a shared private driveway where Warley Cottage can be found immediately on the right hand side.





Ipswich
01473 232700
ipswich@fennwright.co.uk

fennwright.co.uk