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Signature

Flocky Cottage, Marlesford Road,
Hacheston, IP13 0DP



Flocky Cottage
Marlesford Road
Hacheston
IP13 0DP

This charming 18th century red brick cottage is situated in the village of Hacheston lying approximately 8 miles from Woodbridge and 3 miles from Framlingham. Historically the property was three cottages with the first two believed to have been built in 1715 with the third later added in 1735. The conversion was carried out some years ago before the current ownership along with a side extension creating a reception room and shower room which offer great potential for annexe accommodation.

Flocky Cottage has many charming features including exposed beams, various red brick fireplaces, one benefiting from a log burner, stable doors and some original flooring hidden beneath the carpet. Set in approximately 0.48 acres this property would make an ideal family home.

- 18th Century with period features
- Village location
- Off road parking
- Good size rear garden
- Three bedrooms
- Potential annexe space
- Three reception rooms
- Stunning views
- Outbuildings



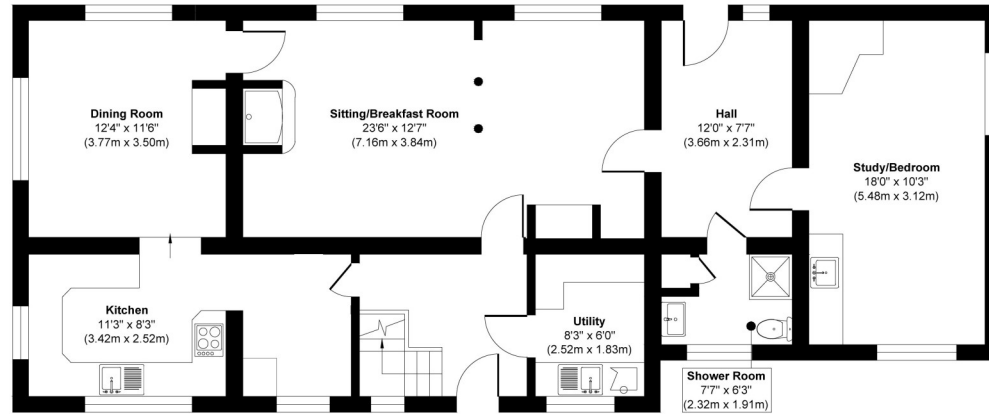
As you enter the home you are welcomed into a spacious entrance hall with coat and shoe storage. To the left of the hall is the third reception room currently used as a study, this room has a sink, and an electric hob with some units providing potential for annexe accommodation. The shower room is adjacent and has been fitted with a wc, wash basin and shower cubicle. To the right of the hall is the cosy sitting/dining room, this room enjoys two red brick fireplaces, we understand one is a feature only and is not in use whilst the other has a fantastic log burner. Two cottage doors provide access to the formal dining room and rear hall. The formal dining room also enjoys a red brick fire currently unused but has been fitted with a clever wine rack making great wine storage whilst also a feature. The kitchen runs across the rear of the property and enjoys views of the beautiful garden. This room has been fitted with matching eye level and base units with worktops over, an integrated electric oven, gas hob, dishwasher, space for a fridge/freeze and washing machine. The inner hall gives access to the boiler room housing the boiler and water softener, this room also has great storage and is currently being used as a larder space.

Upstairs the landing gives access to all of the bedrooms and the family bathroom. The bathroom has been fitted with a panelled bath, wc and a wash basin. The master bedroom was originally bedrooms three and four that have been opened up into one good sized space. Subject to the necessary approval we feel this could be reinstated should anyone prefer to have a fourth bedroom. This room has an ensuite bathroom fitted with a panelled bath, wc and wash basin.

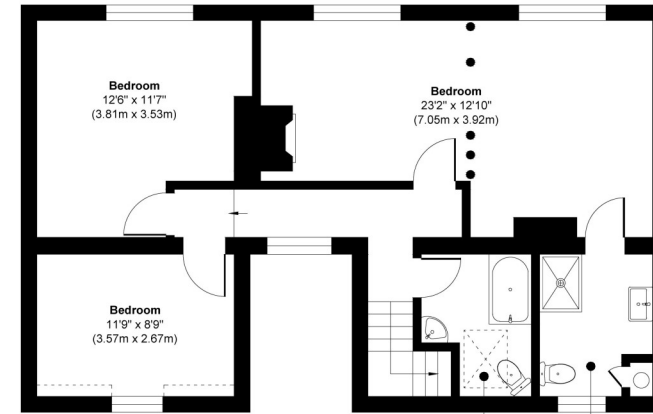








Ground Floor
Approximate Floor Area
1155 sq. ft
(107.39 sq. m)



First Floor
Approximate Floor Area
705 sq. ft
(65.51 sq. m)

Approx. Gross Internal Floor Area 1860 sq. ft / 172.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

The property is approached via a driveway providing off road parking for many vehicles, there is access to the front door and a side gate leads to the rear of the property. A large shed is situated to the left of the property, this offers additional storage.

There are further sheds in the rear garden which we understand will remain. Immediately to the rear of the property are two patio areas creating a great space for entertaining. The garden is approx. 0.48 acres backing onto fields and is mainly laid to lawn with some flower beds, a brick built BBQ and a wildlife pond.

Location

Hacheston is a popular village which runs parallel to the River Ore. It is situated between the market town of Framlingham and Wickham Market village, which both offer excellent day to day amenities. The property falls in the catchment area of the Thomas Mills High School and the Sir Robert Hitcham CVEA primary school in Framlingham. The County Town of Suffolk, Ipswich, is some 16 miles south west where there is a wealth of shopping, recreational facilities together with a mainline station providing a fast and frequent service to London Liverpool Street. The thriving market town of Woodbridge is also within a short drive and has a yacht club on the River Deben and a local golf club.

Directions

Proceed out of Woodbridge on Melton road and turn left at the traffic lights onto Woods Lane. At the roundabout take the second exit onto the A12 and continue for some distance taking the second exit signposted to Wickham Market. Proceed straight over the roundabout and continue into Hacheston village, turn left into Marlsford Road where the property will be found on the left hand side.

Important Information

We understand that main s electricity, gas and water is connected to the property. Drainage is via a septic tank.

Tenure - Freehold

EPC rating - D

Council tax band - F





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