

The Rafters, Drury Lane, Ridgewell, Halstead, CO9 4SJ



**Freehold**

**£450,000**

Subject to contract

**2** bedrooms

**2** reception rooms

**1** bathroom



# Some details

## General information

This charming 2/3 bedroom detached thatched cottage is located on a quiet road in the village of Ridgewell. The property offers an array of original character features and sits in a generous plot. The village centre is within walking distance with the newly refurbished village hall and the bistro pub The White Horse.

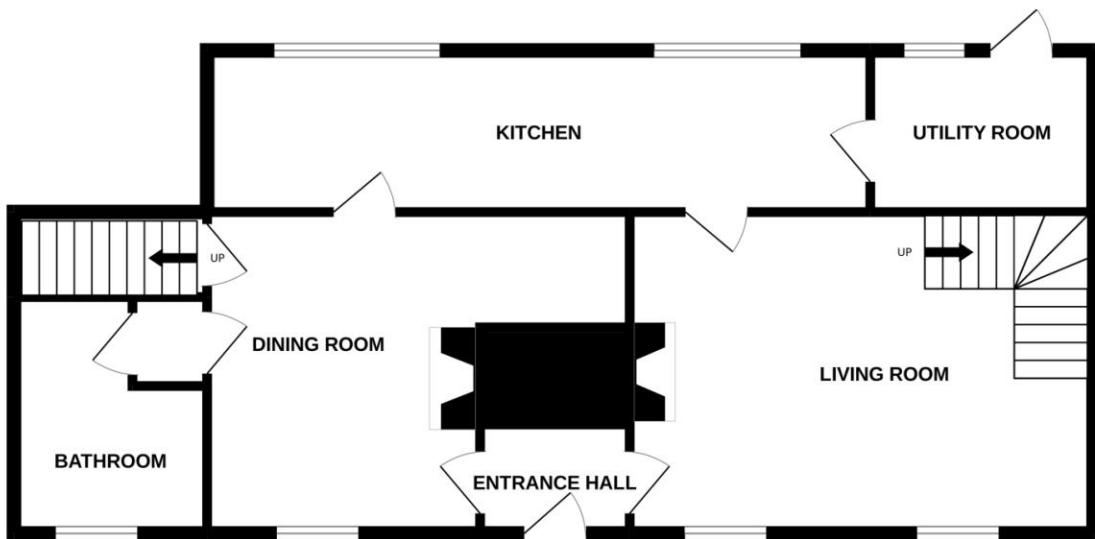
The accommodation begins with an entrance hall with doors off either side to both reception rooms. To the left hand side is the dining room with exposed beams throughout, window overlooking the front gardens and an open fireplace. The dining room also provides access to the bathroom, kitchen/breakfast room and stairs to the main bedroom. To the right hand side of the hallway and set to the front of the cottage is the spacious living room, this also includes exposed beams throughout, windows overlooking the front garden, open fireplaces which currently includes an electric fire and further access to the kitchen/breakfast room and stairs to the first floor. Set to the rear of the property is the kitchen/breakfast room, this later extension includes two velux windows as well as a further rear facing windows to make a bright room. There are a range of wall and base cupboard units with integrated appliances such as a dishwasher, electric hob with cooker hood, electric fan oven and space for further appliances. Accessed via the kitchen is the convenient utility room which has plumbing for washing machine, further storage units, central heating boiler and rear door to the garden. The well-appointed bathroom includes a rolltop bath with shower off the mixer tap, wash hand basin and storage cupboard units, WC and separate shower cubicle.

The main bedroom is accessed via stairs from the dining room. The spacious bedroom includes built-in wardrobes to one side, exposed beams and a window overlooking the front garden. Stairs rising from the living room give access to a landing space which could be used as a third single bedroom or, as it is currently used, as a dressing room with wardrobe units already fitted. This room then gives access to the second double bedroom which again overlooks the front garden and includes a storage cupboard.

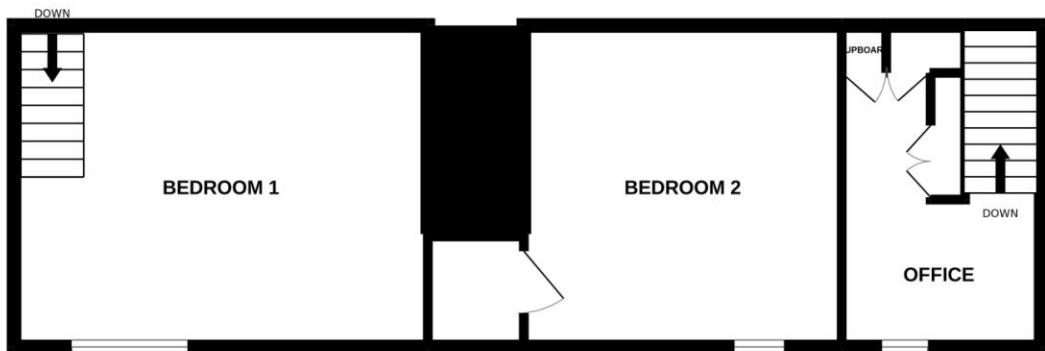


This charming 2/3 bedroom detached thatched cottage is located in the picturesque village of Ridgewell. The accommodation offers 2/3 bedrooms, 2 reception rooms, kitchen/breakfast room along with a ground floor bathroom. There are a wealth of original features such as exposed beams and brickwork throughout.

## GROUND FLOOR



## Fenn Wright.® 1ST FLOOR



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**Living room**

18' 9" x 13' (5.72m x 3.96m)

**Dining room**

13' 11" x 10' 6" (4.24m x 3.2m)

**Kitchen/breakfast room**

21' x 6' 5" (6.4m x 1.96m)

**Utility room**

9' x 6' 6" (2.74m x 1.98m)

**Bathroom**

9' 0" x 7' 4" (2.74m x 2.24m) max

**Bedroom one**

12' 5" x 16' 9" (3.78m x 5.11m)

**Bedroom two**

12' 4" x 11' 2" (3.76m x 3.4m)



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### Outside

The cottage starts with a pretty front garden including a shingled driveway, an area of lawn and is bordered by a selection of rose bushes, shrubs and plants.

The property also benefits from a good size rear garden which includes an expanse of lawn, established flower beds, a patio seating area and an outbuilding which includes power/light and would make a great home office/studio.

### Location

Ridgewell is a picturesque village located just 10-15 minutes away from the town of Haverhill and in-between other market towns such as Halstead and Sudbury where you will find supermarkets, restaurants, leisure centres and more. This tranquil village includes The White Horse Public House, St. Nicholas Church, a primary school and a newly refurbished village hall which regularly lays host to a range of clubs and events. Stunning surrounding countryside includes an array of local footpaths and bridleways.

### Important information

Council Tax Band -

Services - We understand that mains water, drainage and electricity are connected to the property. Oil-fired heating.

Tenure - Freehold

EPC rating - tbc

Our ref - SP

### Agents note

As is typical with a property of this style the cottage does have restricted head height at various points throughout. We recommend discussing this with a member of the sales team before viewing.

We believe the thatch is in need of replacement. The vendor informs that the ridging was replaced within the last 10 years - but we do recommend your own survey on this.



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### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01787 327 000.



#### Directions

The Rafters is located mid way down Drury Lane just before the village hall. For further directions please contact a member of our sales team on 01787 327000.

To find out more or book a viewing

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