



# MaxwellBrown

Independent Property Agents

**STAR ORCHARDS, SAXHAM STREET, STOWUPLAND, IP14 5DF**

**GUIDE PRICE £549,500**



## AN ENCHANTING DETACHED COTTAGE SET IN BEAUTIFUL GARDENS EXTENDING TO HALF AN ACRE

### DESCRIPTION

Estimated to date back to the late 16<sup>th</sup> Century, Star Orchards is of traditional timber frame construction under a recently re-thatched roofline with later 20<sup>th</sup> Century additions. With generous ceiling heights the cottage provides well-proportioned accommodation displaying a host of original features, including open fireplaces, mullion windows and a wealth of exposed timbers. Extending to just over half an acre, the gardens are an outstanding feature of the property, stocked with a myriad of flowers and shrubs together with mature trees, ponds and a separate, well-maintained fruit & vegetable area. Built in keeping with the cottage, there is a generous double garage with loft above.

### SITUATION

With no immediate neighbours, the setting of Star Orchards offer the occupants a lovely degree of privacy & seclusion. Saxham Street is a small hamlet situated on the periphery of Stowupland village which, centered around a large green, provides local amenities including village inns, petrol station/general stores, butchers, schooling, sports centre and Church. The nearby market town of Stowmarket provides an excellent range everyday amenities together with a main line rail link to London Liverpool Street.

### GROUND FLOOR

**RECEPTION HALL** 10'9" x 6'2" (3.3m x 1.9m)

Windows to front & side. Cloaks hanging area.

**CLOAKROOM** 5'10" x 3'3" (1.8m x 1.0m)

Window to rear. Low level W.C. Pedestal wash basin. Extensive tiling to walls.

### **SITTING ROOM** 18'0" x 17'0" (5.5m x 5.2m)

An attractive room with a wealth of exposed timbers including original diamond mullion window. Fireplace with raised herringbone brick hearth and fitted log burning stove. Windows to front and rear. Wall light points. Stairs off to first floor.

### **DINING ROOM** 18'0" x 16'4" (5.5m x 5.0m)

Exposed studwork and ceiling timbers. Inglenook fireplace with raised hearth and fitted log burning stove. windows to front & side. wall light points. Door & stairs to first floor.

### **INNER HALL** 11'1" x 5'10" (3.6m x 1.8m)

### **GARDEN ROOM** 10'5" x 8'2"

Windows to rear. Part glazed double doors to garden.

### **KITCHEN** 9'10" x 9'10" (3.0m x 3.0m)

Fitted with extensive range of Shaker style base & wall units. Oak and granite preparation surfaces with inset butler sink. Four ring halogen hob with oven & grill below and extractor hood over. Window to side. Pamment flooring.

### **BEDROOM THREE** 12'9" x 12'1" (3.9m x 3.7m)

Window to rear. Built in wardrobe cupboard.

### **BATHROOM** 9'6" x 9'1" (2.9m x 1.9m) (L shape)

Suite comprising panelled bath, pedestal wash basin & low-level W.C. Window to side. Airing cupboard.

## **FIRST FLOOR**

### **BEDROOM ONE** 19'0" x 16'8" (5.8m x 5.1m)

Wealth of exposed timbers including mullion window. exposed chimney breast. Door to:

### **CLOAKROOM** 5'10" x 5'6" (1.8m x 1.7m)

Low level W.C. Vanity wash basin. Exposed timbers. Window to rear.

### **BEDROOM TWO** 15'8" x 8'6" (4.8m x 2.6m)

Exposed timbers. Exposed chimney breast. window to side.

## **OUTSIDE**

The gardens are a wonderful feature of Star Orchards with areas of lawn and a multitude of flowers and shrubs. There are mature trees, ponds, a period style greenhouse (in the process of reconstruction) and a well-planned and stocked vegetable garden. A long driveway sweeps to the front of the cottage providing extensive parking and leading to the detached **DOUBLE GARAGE** with loft above, power & light connected.

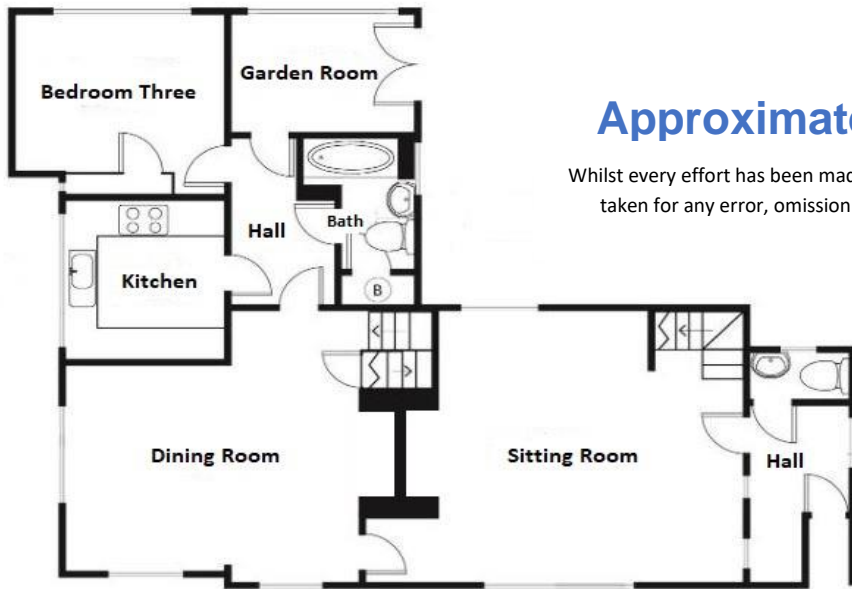
## **SERVICES**

It is understood that mains electricity & water are connected. Drainage via private system. Heating via oil fired boiler to radiators.

## **AGENTS NOTE**

Star Orchards is justifiably Listed Grade II as being of architectural or historical interest.

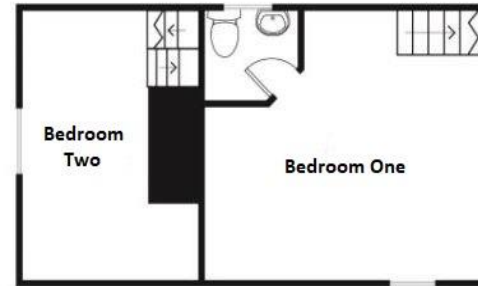




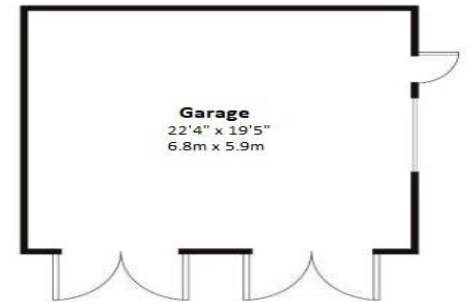
**GROUND FLOOR**

## Approximate Gross Internal Area – 1475 sq ft (137 sq m)

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mistake. This plan is for illustrative purposes only and should be used as such by any prospective purchaser



**FIRST FLOOR**



**GARAGE**

