

Trafalgar Cottage, Main Road, Bucklesham, Ipswich, IP10 0DW



**Freehold**

Guide Price

**£550,000**

Subject to contract

**Impressive, double  
fronted period cottage**

3 bedrooms, 2 reception rooms  
Kitchen/breakfast room & utility room  
Wealth of period features  
1/4 of an acre plot



Particulars for Trafalgar Cottage, Main Road, Bucklesham, Ipswich, IP10 0DW

## Some details

### General information

Trafalgar Cottage, which was previously two dwellings, is an impressive three bedroom semi-detached period cottage situated in the sought-after village of Bucklesham. The property is located approximately 7.5 miles from Woodbridge, 8 miles from Ipswich, with excellent links to the A12/A14.

Trafalgar Cottage occupies a plot measuring just over 1/4 of an acre with stunning gardens, a timber cabin, brick workshop and home office with full fibre broadband, ideal for those needing to work from home. The charming property also retains a wealth of period features with parking for numerous vehicles.

A covered porch with an oak front door opens into a dining room with Karndean flooring that flows through into the sitting room, dual aspect, fireplace with electric fire, storage cupboard and doors off. To the left of the property is a generous sitting room with windows to the front, fireplace with woodburning stove and stairs leading to the first floor. Also off the dining room is a lobby which has built-in storage and door to the bathroom which has a heated towel rail, bath with shower over, basin and WC.

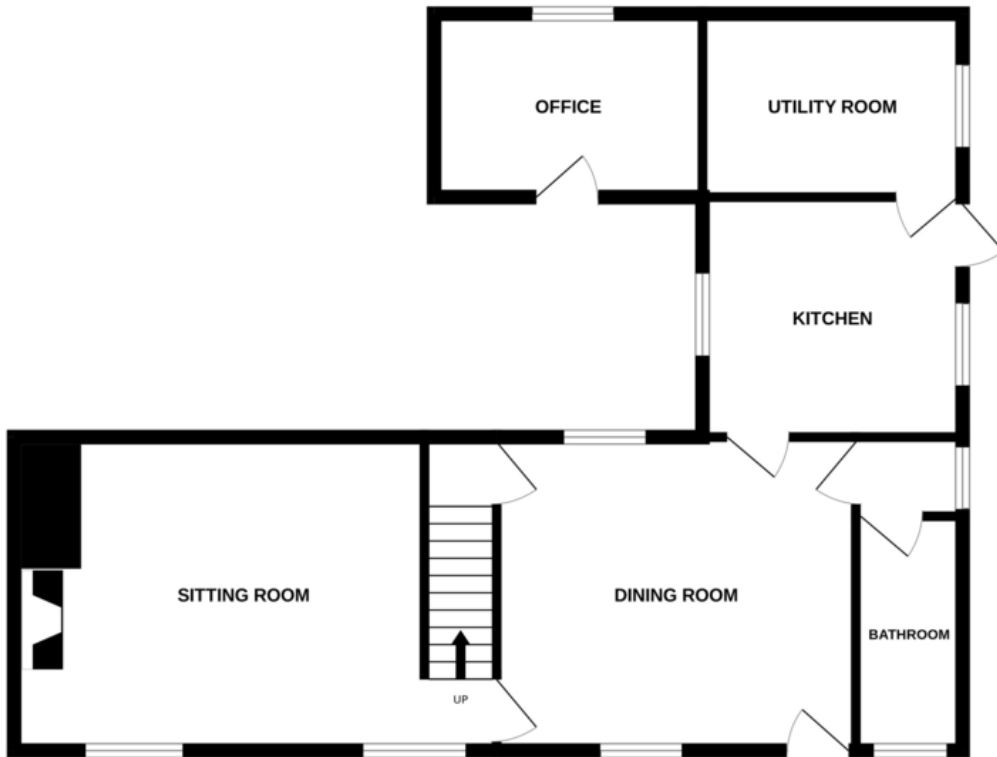
To the rear of the property is the kitchen/breakfast room which has a tiled floor, dual aspect and door out to the garden. There is an extensive range of solid base level units with work surfaces, butler sink and space for a range style cooker. There is a built-in seating area with storage beneath and a door that leads into a utility room which has space for a washing machine and dishwasher, further work space and storage with a window to the side.

The first floor landing has doors off to two double bedrooms, both with stripped wooden floors and windows to the front. Bedroom one has a good size storage cupboard and bedroom two has a built-in cupboard housing the boiler and a door through to the third bedroom with window to the side.

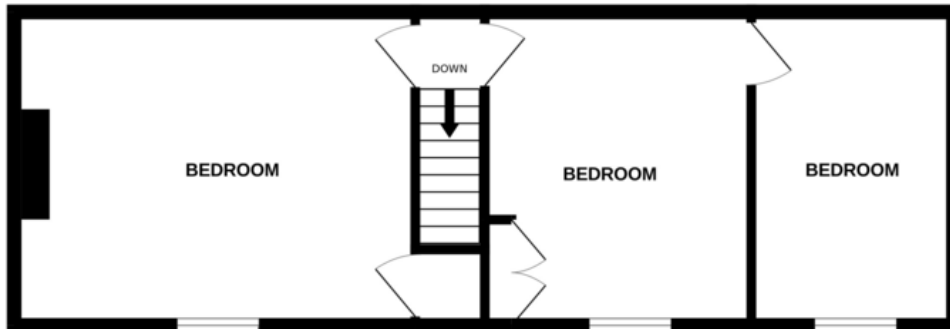


Situated within the sought-after village of Bucklesham providing excellent links to the A12/A14 and heritage coast is this stunning period cottage set on a fantastic plot with home office, timber cabin and brick workshop.

GROUND FLOOR



1ST FLOOR





**Dining room**

14' 6" x 12' 7" (4.42m x 3.84m)

**Sitting room**

16' 3" x 12' 7" (4.95m x 3.84m)

**Bathroom**

9' 5" x 4' 4" (2.87m x 1.32m)

**Kitchen/breakfast room**

10' 6" x 9' 8" (3.2m x 2.95m)

**Utility room**

10' 6" x 7' 4" (3.2m x 2.24m)

**Landing**

**Bedroom one**

16' 3" x 12' 7" (4.95m x 3.84m)

**Bedroom two**

12' 7" x 10' 9" (3.84m x 3.28m)

**Bedroom three**

12' 7" x 8' 2" (3.84m x 2.49m)



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## Outside

The front of the property has two shingle driveways from originally being the two properties, providing parking for a number of vehicles. There is also a front garden which is laid to lawn with low level hedging and various shrubs. Gates to the side of the property lead into the rear garden.

The generous rear garden is predominantly laid to lawn with mature borders, trees and shrubs.

## Home office

To the immediate rear of the property is a home office with full fibre broadband, which measures 10'10" x 7'3", ideal for those needing to work from home.

## Workshop

There is a brick-built workshop, measuring 16' x 10'6", with double doors to the front, further door to the side and power/light connected.

## Timber cabin

Beyond this is a timber cabin which measures 12'7" x 7'6" which also has power and light connected.

The garden is enclosed by wooden fencing and a gate leads through into a further area of garden which is laid to lawn with a number of mature trees, shrubs and a pond.

## Location

Bucklesham is situated approximately 7.5 miles from Woodbridge and 8 miles from Ipswich. The market town of Woodbridge offers a wide range of facilities including boutique shops, coffee houses, bars and restaurants. Bucklesham is a conveniently situated village surrounded by farmland with local amenities including a school, church, village hall and The Shannon public house. The popular villages of Newbourne and Levington are just a short distance away and the property is within close proximity to the excellent commuter links of the A12/A14 and the heritage coast.

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## Important information

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

It has full fibre broadband connected to the home office and third bedroom via ethernet cabling.

Tenure – Freehold

Council Tax Band - C

EPC rating D

Our ref – PJR/CJJ

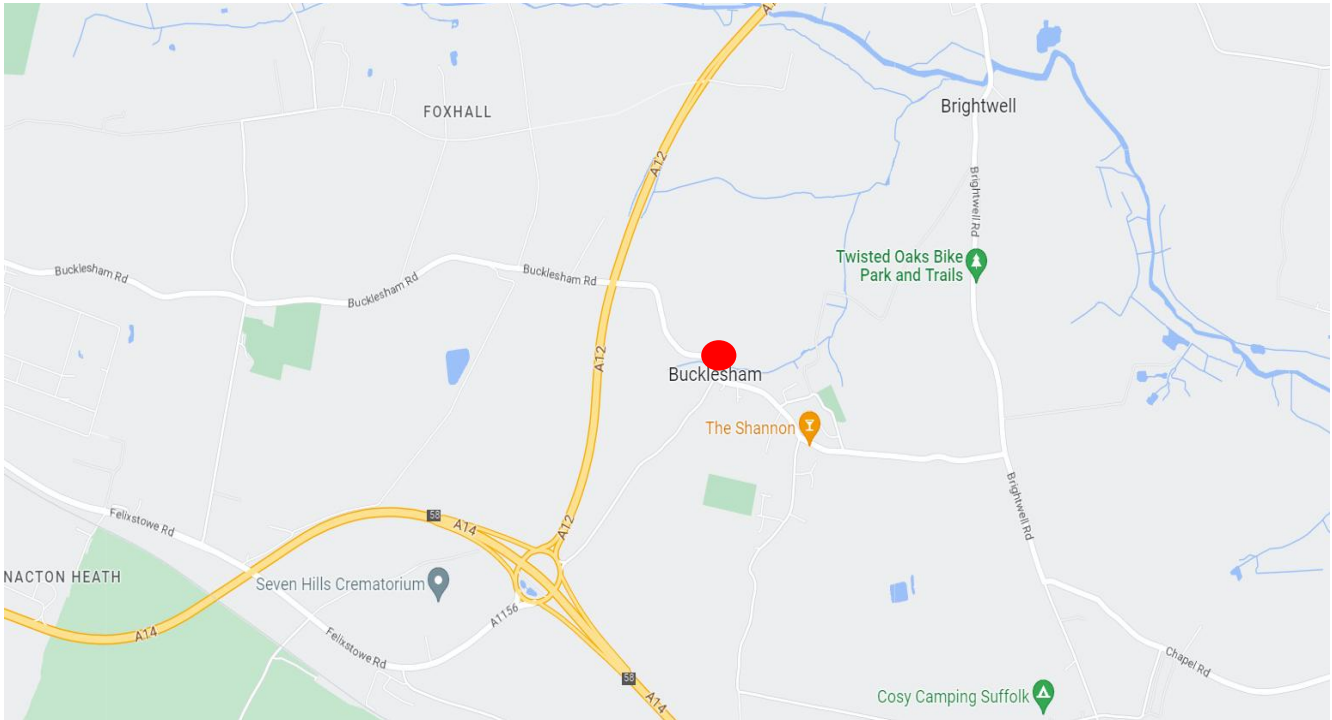
## Further information

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

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01394 333346.



## Directions

From the A1214 roundabout when you enter the village of Bucklesham you will come to a T-junction. At the junction turn left then at the next left hand bend you will find Trafalgar Cottage immediately on the right hand bend identified by a Fenn Wright board.

To find out more or book a viewing

**01394 333346**

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