

EST.  1993

JENNIE JONES

ESTATE AGENTS



MILL COMMON, BLAXHALL, SUFFOLK IP12 2ED

OIRO

£310,000

SUMMARY OF THE ACCOMMODATION

LIVING ROOM; KITCHEN; GARDEN/DINING ROOM; STUDY AREA; GROUND FLOOR SHOWER ROOM; LANDING; THREE BEDROOMS (TWO INTERCONNECTING); ATTRACTIVE COTTAGE GARDENS; PARKING AND CARPORT

THE PROPERTY: This attractive and charming cottage enjoys a peaceful tucked away location and has the most wonderful rural outlook. Having been extended and maintained in excellent order by the current owners Boarded Cottage benefits from a wealth of characteristic features and benefits from sealed double glazed windows throughout. Currently occupied as a full time residence the cottage would also make an excellent rural holiday retreat and so earliest viewing is strongly recommended.

An entrance door leads in to the kitchen which has floor and wall cupboards with wood grain effect work surfaces stainless steel sink with single drainer inset and exposed timbers. (The fridge, cooker and Miele washing machine are all included in the sale). The sitting room makes an ideal main living room with exposed timbers, a brick fireplace, field views and stairs to the first floor. This room opens into a study area with brick floor and which gives access to the garden/dining room which is triple aspect with double doors (and views) to the garden and access to the ground floor shower room which has a shower cubicle, washbasin, WC and airing cupboard with hot water cylinder. On the first floor is a landing which gives access to bedroom 1 (a double), and bedroom 2 (a double) with built in wardrobe and this room leads to bedroom 3 (a single) which has exposed timbers. All bedrooms enjoy fantastic rural views. Outside the property is approached through a five bar gate which leads to off road parking and a carport. The lovely cottage gardens take full advantage of the views and are a major feature of the property being laid mainly to lawn interspersed with well stocked shrub and flower borders. Ornamental pond. Summerhouse. 2 garden sheds (one with power connected and a tumble dryer and freezer which are included in the sale). Greenhouse.

VILLAGE AND LOCATION: This part of Suffolk is a haven for artists, writers and musicians. Blaxhall is a pretty rural village with a well documented social history which has been recorded in recent years by its own residents and published in an excellent book which features a number of photographs from the early 20th century. The village's rural history was celebrated by the writer and village resident George Ewart Evans who published a number of books in the 1960s and 1970s including: The Horse in the Furrow, The Farm and the Village and Ask the Fellows who cut the Hay. His interviews

LOCAL AUTHORITY

East Suffolk District Council,
Council Offices, East Suffolk
House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND: C

SERVICES

Mains electricity and water are
connected to the property.
Drainage to private system.

EPC RATING = F

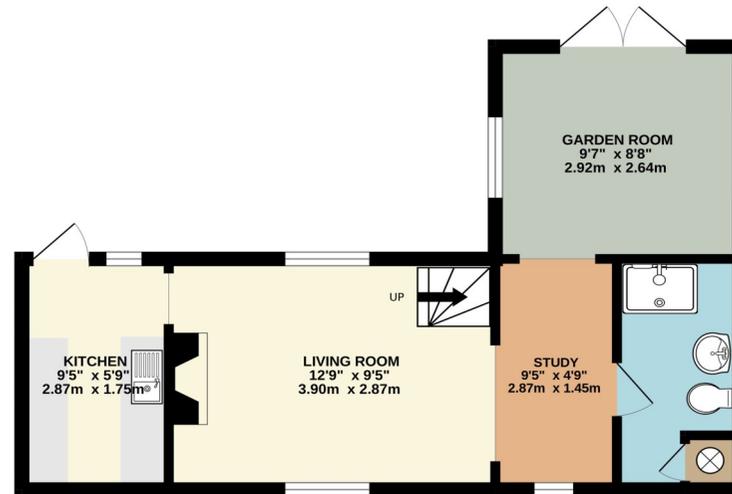
VIEWING

By appointment through Jennie
Jones Estate Agents:

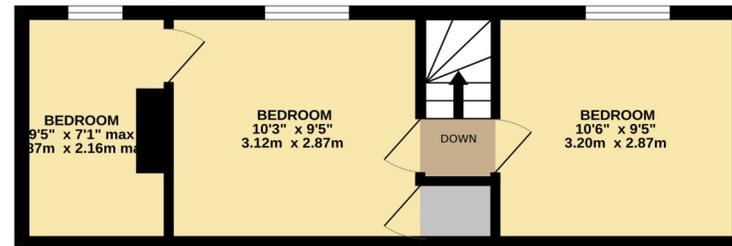
SAXMUNDHAM (01728)
605511.

email: saxmundham@jennie-jones.com

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









