



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

SANDY LANE, HOO, IP13 7QL

TENURE : FREEHOLD

GUIDE PRICE £500,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and a cupboard under. Doors lead to...

## Dining Room 3.82m x 3.63m (12' 6" x 11' 11")

A characterful formal dining room with a window to front aspect, fireplace with an inset stove, and fitted display cabinets.

## Kitchen/Breakfast Room 5.69m x 4.27m (18' 8" x 14')

(maximum measurements of an Irregular-shaped room) Fitted with a range of bespoke units by Luxmoore & Co, work surfaces, integrated fridge/freezer, Belfast sink and further inset prep sink, cooking range with extractor hood and lighting above, doors lead to the living room, the garden and to the...

## Utility Area

With plumbing for washing machine, door to the rear garden and door to the...

## Shower Room

Fitted with a shower enclosure, WC and wash basin.

## Living Room 4.57m x 3.28m (15' x 10' 9")

With window to front aspect and double doors leading to the...

## Conservatory

A superb addition offering views over the garden and fields beyond with tile floor and double doors leading outside.

## First Floor Landing

With access to storage space in eaves and doors to...

## Bedroom One 3.81m x 3.63m (12' 6" x 11' 11")

A good sized double bedroom with windows front aspect.

## Bedroom Two 3.23m x 3.29m (10' 7" x 10' 10")

Another good double with dual aspect windows offering fantastic views to the front and rear.

## Bedroom Three 2.76m x 2.44m (9' 1" x 8' )

(measurement excludes built-in cupboard and recess) Currently set up as a home-office with window to rear aspect.

## Bathroom

Fitted with a panelled bath, with shower over, WC and wash basin with part-tiled walls and wood-panelling, heated towel rail and further radiator, and window to rear aspect.

## Outside

To the front of the property is a generous garden with space for off-road parking, well-stocked planting beds and a side gate leading to the rear garden which has a patio to the area immediately outside the kitchen, utility and conservatory. There is also a dry store with power and light connected measuring 3.36m x 1.87m, (11' x 6'2"). The rest of the garden is lawned with beautifully planted beds, mature trees, a fruit and vegetable plot, potting shed, pond and views over fields beyond.

## Services

The property is connected to mains electricity and water supply. There is an oil-fired central heating system and a private septic tank drainage system. \*All windows are double-glazed except for one in the utility area.



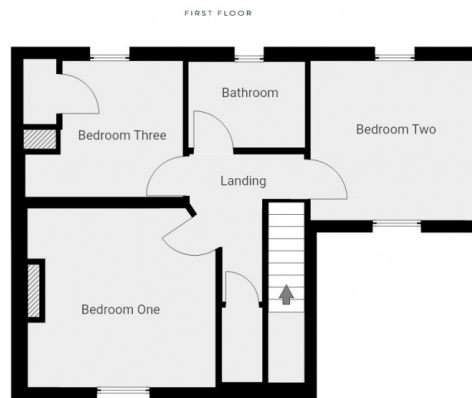
# THE PROPERTY & LOCATION

A beautifully presented cottage offering spacious accommodation of over 1240 square feet in a rural setting. The property offers three good bedrooms, with two reception rooms and a large conservatory, a sympathetically updated kitchen/breakfast room with bespoke cabinets, and a bath and shower room. The wonderful surrounding gardens extend to just over a quarter of an acre and offer a peaceful idyll with fields beyond.

Sandy Lane is situated within the village boundaries of Hoo, which lies to the west of Wickham Market and north of Woodbridge. With fields all around it really is a haven for walkers and wildlife watchers and those looking for a quieter pace of life. The larger villages and towns within easy travelling distance provide all the services, amenities and facilities one needs.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



- Character Cottage
- Two Reception Rooms & Conservatory
- First Floor Bathroom
- Oil-Fired Central Heating
- Three Bedrooms
- Utility & Shower Room
- Plot Of 0.29 Acre
- Double Glazed Windows\*

Council Tax Banding : D



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