

EST.  1993

JENNIE JONES

ESTATE AGENTS



COTTAGE FARM, CLAY HILLS, KELSEA, SAXMUNDHAM IP17 2PR

GUIDE PRICE

£600,000

## SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; GROUND FLOOR SHOWER ROOM; SITTING ROOM; DINING ROOM; 2ND SITTING ROOM; KITCHEN; LANDING; 4 DOUBLE BEDROOMS (1 WITH EN SUITE); FAMILY BATHROOM; GOOD SIZED ATTRACTIVE ESTABLISHED GARDENS; OFF ROAD PARKING**

**THE PROPERTY:** A rare opportunity to purchase a stand alone property in a quiet location well off the road and surrounded by farmland. Cottage Farm, which has been well maintained by the current owners, comprises an extended family residence offering accommodation over two floors. The property has wonderful views, particularly from the first floor and benefits from oil fired central heating - currently Cottage Farm is a much loved family home and would suit well as such but is also worthy of consideration as a unique second home - to appreciate the property and it's location viewing is essential.

The front door gives access to a spacious entrance hall with useful ground floor shower room. The main sitting room runs from the front to the back of the property, is triple aspect with French windows on to the garden and has a brick fireplace housing a log burner. The kitchen has been refitted by the owners and has contemporary gloss fronted units with slate worksurface having sink inset. Nexus cooking range, built in dishwasher and plumbing for washing machine. Off the kitchen is the dining room with cast fireplace and also on the ground floor is a second sitting room which would also work well as an office or hobbies room. A staircase from this room leads up to the master bedroom which is dual aspect with spectacular views and an en suite bathroom. A staircase from the dining room leads up to the landing and there are 3 further bedrooms (all doubles) and a family bathroom. Out side there is off road parking at the front of the property and the attractive, good sized rear garden is a major feature of the property being laid mainly to lawn and interspersed with shrubs, rose bushes and mature trees. Garden workshop with power connected and attached greenhouse.

**LOCATION:** The village of Kelsale has a primary school at Carlton together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

**AGENT'S NOTE:** The property is set well back from the road and is approached via an unmade driveway which is shared with the neighbouring property and the farm. Access across the minor Sizewell Branch line is via controlled gates, this single railway track is seldom used and is some distance from the cottage but interested parties should be aware that proposals exist to make rail improvements, to service construction of the proposed new Sizewell C power station.

GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND = E**

**SERVICES:** Water and electricity are available to the property. Drainage is to a septic tank. Central heating is via an oil fired boiler with radiators throughout the property.

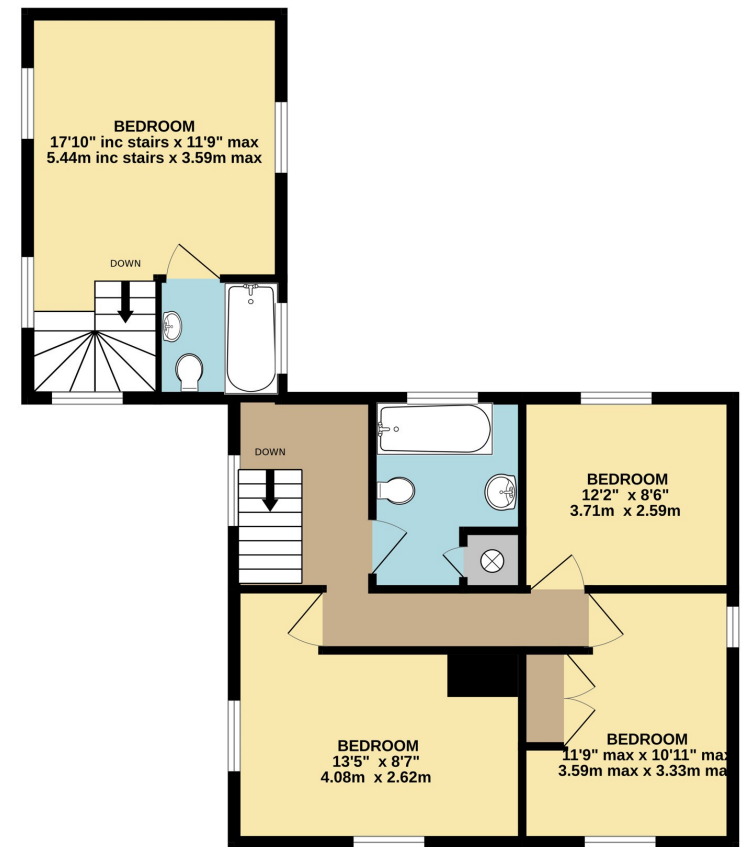
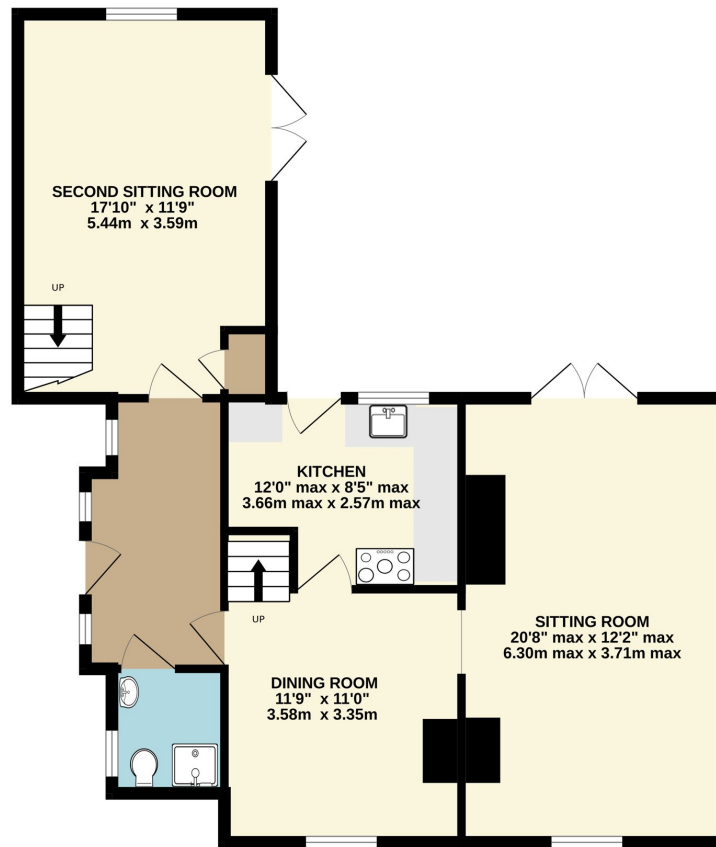
**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM OFFICE**  
(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = E**

**TENURE:** Freehold



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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.











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