



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FOWLS WATERING, IP13

TENURE : FREEHOLD

GUIDE PRICE £695,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall With fitted storage and door to the...

Open Plan Living Space

The hub of the home - Open plan space with a dining room, lounge and kitchen... With an initial corridor with floating staircase, built-in storage and open to the...

Kitchen/Family Room 6.36m x 3.00m (20' 10" x 9' 10")

(Irregular shape - Overall measurement provided) The kitchen is fitted with a range of wall and base units with work surfaces over with inset sink/rinser/drain unit and taps, there is an electrical hob with an extractor hood over, a double oven, plumbing for a dishwasher, a window and glazed patio doors overlooking and giving access to the rear garden, open to the lounge and a step down to the...

Dining Room 3.99m x 3.50m (13' 1" x 11' 6")

A fantastic formal dining space with an open fire in an exposed-brick fireplace with canopy, exposed timbers, and windows to front and side aspect.

Lounge 4.38m x 3.67m (14' 4" x 12')

A generously proportioned room with exposed timbers and fireplace with log-burning stove. There's an additional space in the corner measuring 1.68m x 1.37m (5'6" x 4'6") which is currently used to entertain grandchildren! There's also an additional area separated by exposed beams and timbers measuring 1.99m x 2.57m (6'6" max x 8'5" max) with an original bread oven and a door to the...

Study 1.70m x 1.97m (5' 7" x 6' 6")

A useful work-from-home space, with a window to front aspect.

Utility Room 2.47m x 1.99m (8' 1" x 6' 6")

With built-in storage and larder cupboard, plumbing for washing machine, boiler, a door to the rear leading to the side and rear gardens and a door to the...

Shower Room

Fitted with a WC, wash basin and shower enclosure.

First Floor Landing

With a window to rear aspect and, built-in storage and doors to...

Bedroom One 4.44m x 3.32m (14' 7" x 10' 11")

A generous double bedroom with a vaulted ceiling and built-in wardrobes. The views from both windows; rear and side aspects, offer beautiful views over fields and farmland.

Bedroom Two 3.10m x 3.53m (10' 2" x 11' 7")

(Max measurements) Another good double bedroom with window to front aspect and built-in storage.

Bedroom Three

With fitted wardrobe, currently used as a dressing room.

Bedroom Four 3.66m x 2.04m (12' x 6' 8")

With a window to the side aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with a window to the rear aspect.

Outside

The property is approached on a quiet country road and accessed through a five-bar gate onto a driveway that provides parking for several cars and access to the double garage. The gardens wrap around the property and what is considered the rear garden is lawned with well established shrubs and mature trees, a greenhouse and fenced to the boundaries. The side garden has steps leading to a raised lawn with mature trees and a log cabin which comprises a Bedroom, Kitchenette and a Shower Room at a total of just under 19 Sq M (205 Sq Ft). It is currently used commercially as a holiday let rather successfully, however could be utilised in many other ways.



THE PROPERTY & LOCATION

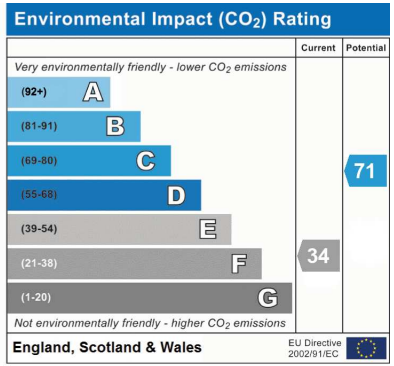
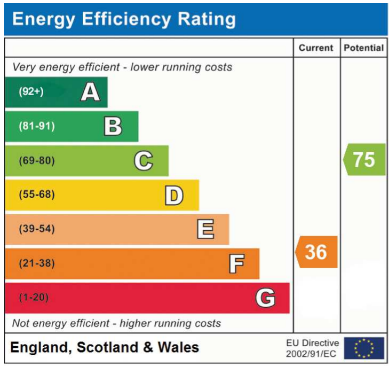
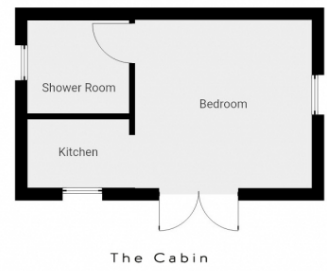
A spacious character cottage situated in a discreet spot with superb views over fields, and accommodation comprising a wonderful mix of traditional charm and modern touches with open plan living spaces, a study, four bedrooms and a studio cabin, currently used as a holiday-let commercial operation but equally could be utilised as an annexe or a home office/studio.

Fowls Watering is on the fringes of Wickham Market, in beautiful surroundings. It has the feeling of being set apart from the main village but offers very easy access to the amenities on offer there including a range of shops, restaurants, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

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



• Rural Setting On The Edge Of Wickham • Detached Character Cottage Market

• Four Bedrooms

• Study

• Double Garage & Driveway

• Open Plan Living Area

• Bathroom & Shower Room

• Cabin Currently Used As A Holiday Let

East Suffolk Council Tax Band: E

Address: Fowls Watering, IP13



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