



Garden Cottage | 28 Forest Road | Onehouse | IP14 3EW

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Garden Cottage, 28 Forest Road, Onehouse, Suffolk, IP14 3EW

“A beautifully presented and spacious detached house incorporating a self-contained one bedroom annexe and standing in generous grounds, with a range of outbuildings & ample off-road parking.”

Description

An exciting opportunity to acquire an individual and substantial detached house boasting five bedrooms and incorporating a self-contained one bedroom annexe within the main house.

Other notable benefits include generous off-road parking, proportionate grounds and a range of outbuildings, all of which are set well back from the road and backing onto open countryside.

About the Area

The quaint little village of Onehouse offers countryside walks and village hall and is conveniently situated within a five minute drive from the bustling market Town of Stowmarket, which itself provides an extensive range of local amenities, as well as a main line railway to London's Liverpool Street. Easy access to the A14, allows you to be linked to the historical town of Bury St Edmunds, which offers a range of independent shops and restaurants. The surrounding towns of Hadleigh and Needham Market further offer a range of amenities that surround the village.

The accommodation in more detail comprises:

Front door to:

Entrance Porch

Covered space, tiled flooring, double aspect windows to the front and side and door to:

Entrance Hall

Cloak hanging space, stairs rising to the first floor door to self-contained annexe and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with storage under, storage cupboard with shelving and housing white goods and frosted window to front aspect.

Sitting Room Approx 15'3 x 11'9 (4.6m x 3.6m)

A cosy and inviting space with window to side aspect, feature inset with fireplace with brick surround and oak mantel over, door to under stairs larder cupboard with shelving and open-plan to:

Kitchen/Dining Room Approx 25'2 x 14'9 (7.6m x 4.5m)

A magnificent light and airy open-plan space, which is a more recent addition to the property courtesy of the current owners. Comprising a well-appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and mixer tap. Feature island with wooden worktop over and storage under as well as incorporating a breakfast bar. Integrated appliances include bin storage and range style cooker with five ring induction hob and extractor over. Space and plumbing for American style fridge/freezer and dishwasher. Adjacent to the kitchen and incorporated within this room is a versatile space ideal for other casual seating or dining. Spotlights, range of skylights and double aspect windows to the rear and side as well as two sets of French doors opening onto a gravelled and decked area.

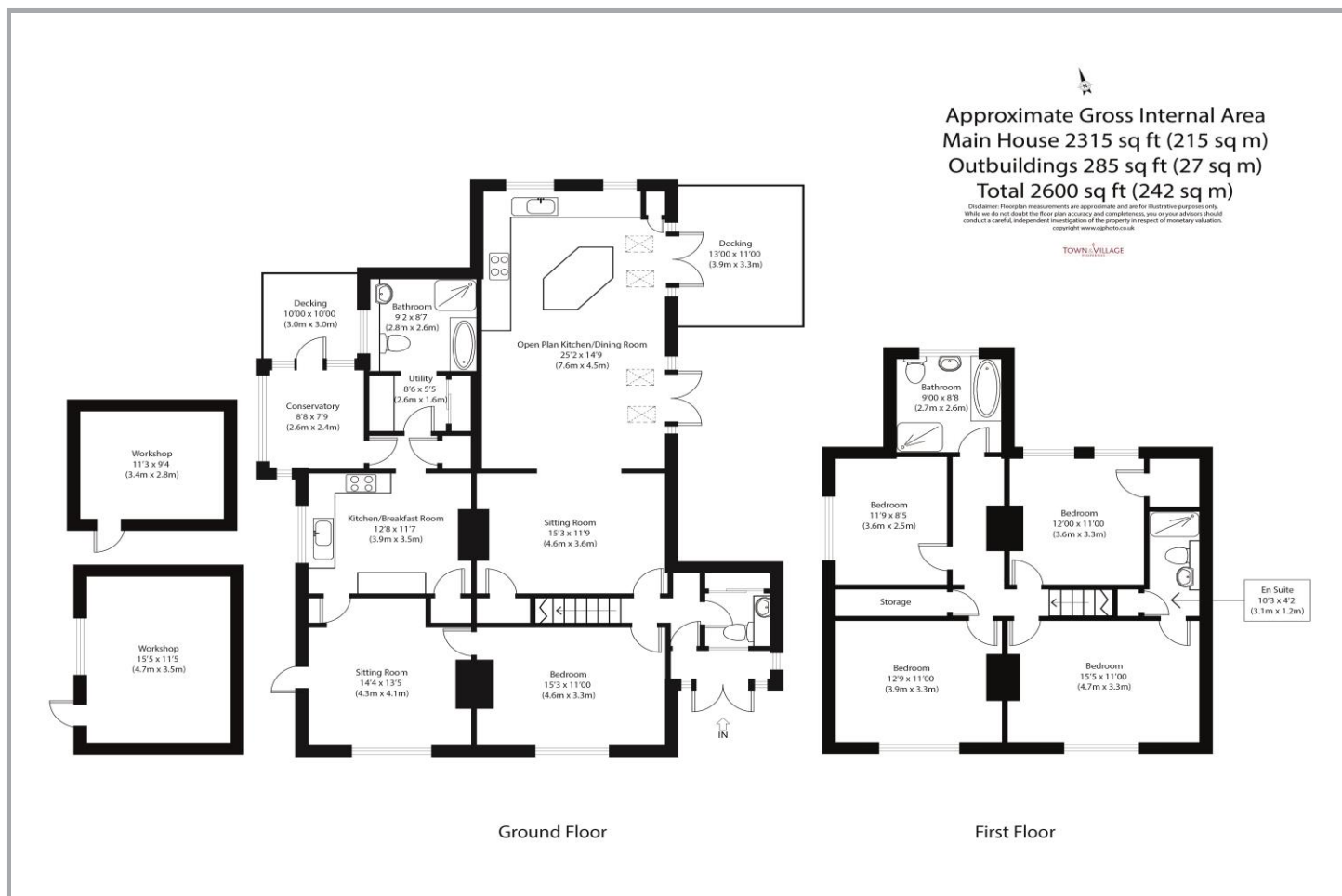
The remainder of the ground floor is made up of the one bedroom self-contained annexe, which can be accessed either internally from the main house or from two external doors looking into the rear gardens.

The annexe in more detail comprises:

Sitting Room Approx 14'4 x 13'5 (4.3m x 4.1m)

Personnel door to the side opening onto a terrace, window to front aspect, feature inset with wood burning stove with brick surround on a





brick hearth and door to:

Kitchen Approx 12'8 x 11'7 (3.9m x 3.5m)

Fitted with a matching range of wall and base units with worktops over and inset with double bowl sink and chrome mixer tap. Integrated appliances include a dishwasher, oven and grill with four ring induction hob and extractor over. Window to rear aspect, door to larder cupboard, space for full length fridge/freezer, feature inset and door to:

Rear Hall

Door to storage cupboard housing the hot water cylinder and doors to:

Utility Room Approx 8'6 x 5'5 (2.6m x 1.6m)

Fitted with a matching range of wall and base units with worktops over and space for washing machine and tumble dryer, housing for gas boiler, sliding door to storage cupboard with substantial shelving and open-plan to:

Ground Floor Bathroom

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, panel bath, spotlights, frosted window to side aspect and access to loft.

Conservatory Approx 8'8 x 7'9 (2.6m x 2.4m)

Constructed on a brick plinth with windows to three sides and personnel door opening onto the secondary raised decking area with views of the wraparound gardens.

Bedroom Approx 15'3 x 11' (4.6m x 3.3m)

Double bedroom with window to front aspect.

First Floor Landing

L-shaped with door to storage cupboard and doors to:

Master Bedroom Approx 15'5 x 11' (4.7m x 3.3m)

Double room with window to front aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, built-

in shelving, door to airing cupboard, heated towel rail, tiled shower cubicle, tiled walls, spotlights and hardwood flooring.

Bedroom Two Approx 12'9 x 11' (3.9m x 3.3m)

Double room with window to front aspect and built-in wardrobe.

Bedroom Three Approx 12' x 11' (3.6m x 3.3m)

Double room with two windows to rear aspect, feature inset, built-in wardrobe and access to loft.

Bedroom Four Approx 11'9 x 8'5 (3.6m x 2.5m)

Currently used as a study/dressing room, although equally can be used as a bedroom. Window to side aspect.

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin set into a vanity unit with storage under, corner tiled shower cubicle, panelled bath, linoleum flooring and frosted window to rear aspect.

Outside

Garden Cottage is conveniently tucked away within the ever popular Suffolk village of Onehouse and is set well back from the road, as well accessed via a private gravelled drive providing substantial off-road parking. Beyond a series of personnel gates are a range of outbuildings, namely timber workshop, further detached brick-built store, summerhouse and range of storage sheds. The grounds are private in nature and predominately lawned, with formal gardens wrapping around the rear and either side of the property with boundaries defined by a mixture of fencing and hedging. Also incorporated within the plot are three decked areas, raised beds, a wide variety of flower and shrub borders, two log stores and a hot tub to be included within the sale. To the rear of the property are far reaching countryside views.

Local Authority

Mid Suffolk District Council

Council Tax Band – F

Services

Mains water, drainage and electricity. Gas central heating.



Energy performance certificate (EPC)

28, Forest Road Onehouse STOWMARKET IP14 3EW	Energy rating E	Valid until: 17 June 2025 Certificate number: 8005-4933-5629-3597-5653
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Property type	Detached house
Total floor area	195 square metres

Rules on letting this property

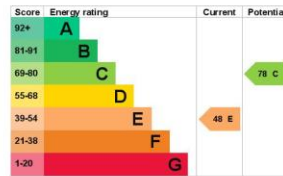
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8005-4933-5629-3597-5653?print=true>

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