



EH
EXQUISITE
HOME



Perfectly Placed...

The heart of this traditional cottage dates back to around the mid-17th century and has been lovingly preserved and improved by the current owners, who sought to protect the character and charm of the property whilst still creating a living space that worked for 21st century living. In typical farmhouse fashion, the main entry is into a working space, being the large utility room which offers breathtaking views of the undulating fields beyond the property. This space is ideal for white good storage and for shedding muddy boots and coats after a long countryside amble. Located off of the utility room is a ground floor shower room (an exceptionally useful feature that dog owners are especially likely to enjoy), and two doors from the utility hall open into the historic centre of the cottage, which comprises the open-plan kitchen, dining room and sitting room.

The kitchen has a wonderfully eclectic cottage feel, with bespoke units housing an integrated dishwasher and freezer. Oak worktops and a ceramic sink ensure the continuity of style in this country farmhouse kitchen, and the large range cooker makes cooking large meals a treat. 'The main feature, however, has to be the large wood burning stove,' said the current owners, 'when you're in the kitchen and there's a fire going in the wood burner it gives the place such a homely feel, and people really do hang around this space because it's so cosy.' The kitchen flows through into the dining room, where the character of the cottage has been carried through with exposed brickwork and slate flooring. The rear sitting room offers lovely views into the rear gardens through a large window and French doors which open up onto one of the garden terraces. Completing the ground floor is a separate living room which makes a cosy place to hide away in on dark, winter nights, but equally could be utilised as a study or play room.

Three bedrooms and a family bathroom are found on the first floor. The large principal bedroom enjoys built-in wardrobes, and dual aspect windows giving incredible views of the undulating countryside. The family bathroom includes a large corner tub, and the current owners particularly enjoy looking out through the large picture windows on the generous landing, describing the view from here as 'simply stunning.'





Additional Accommodation...



Located within the grounds of the property are two useful outbuildings. The first is a fully self-contained one or two bedroom annexe. Shaped like an octagon, this unique property is both fun and quirky, and the owners currently let this property out as a way to generate additional income, noting that it is in high demand and popular with renters. The annexe includes a kitchen and ground floor en-suite bedroom, with a mezzanine level that could be used as a second bedroom. Also within the grounds is a recently-constructed cart lodge which provides ample protected parking and storage space and also includes a first floor studio which offers a multitude of uses.

LOCATION

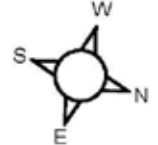
The property sits within a large plot, yet the space feels even larger since the land is surrounded by open fields and woodland. Within the garden there is a large brick terrace with a stylish wooden pergola, described by the owners as 'the best place to sit during the summer with friends and family while enjoying a BBQ.' They add that the gardens are bordered by a number of mature trees, including 'a very handsome oak,' walnut, birch and pine, and that the trees, especially when in full bloom, 'just give the garden a really calming feel; you can sit out there for hours and listen to the rustling leaves and birdsong.' Initially attracted by the property's location, the current owners have equally enjoyed watching their children grow up while playing in the safe, rural landscape.

The twin villages of Washbrook and Copdock sit just to the south of the county town of Ipswich, where excellent access to both the A12 and A14 make commuting to the Midlands and south towards London effortless and convenient. The property sits in open countryside just under a mile from the popular villages, and it was this location that proved to be one of the main attractions of the property for the current owners. 'The catchment primary is rated "outstanding" and there is a real sense of pride with a very engaged parent community. Our catchment secondary school is East Bergholt High School, which is rated as 'Good' by Ofsted and is very popular. An added bonus is that there is free transport to this school from the end of our road. Additionally, for sixth form, the One College is also rated as 'Outstanding'. The owner adds; 'there is a great overall community here, too, and there's nothing better than strolling down into the village on a summer afternoon to enjoy a drink at the great local pub.' As regular commuters into London, the current owners find that a short drive to nearby Ipswich or Manningtree stations see them from the station to Liverpool Street Station in under an hour. Ipswich itself is becoming more and more popular with London escapees, who are attracted to the town's range of amenities, leisure and sporting opportunities, as well as the excellent schooling provisions, especially in the private sector, with the Ipswich School and Royal Hospital School (both of which regularly receive exceptional ratings) around a twenty minute drive from the property. The property sits within an area of protected landscape, ensuring that no large-scale developments will overtake the rural setting, and nature enthusiasts will also enjoy the range of wildlife reserves and scenic walks in the nearby Dedham Vale and along the rivers Orwell and Stour.



Approximate Gross Internal Area
Main House = 1715 Sq Ft/159 Sq M
Garage & Car Shed = 480 Sq Ft/45 Sq M
Boiler Room & Shed = 102 Sq Ft/9 Sq M
Annexe = 265 Sq Ft/25 Sq M
The Octagon = 506 Sq Ft/47 Sq M
Balcony external area = 89 Sq Ft/8 Sq M Total
= 3068 Sq Ft/285 Sq M

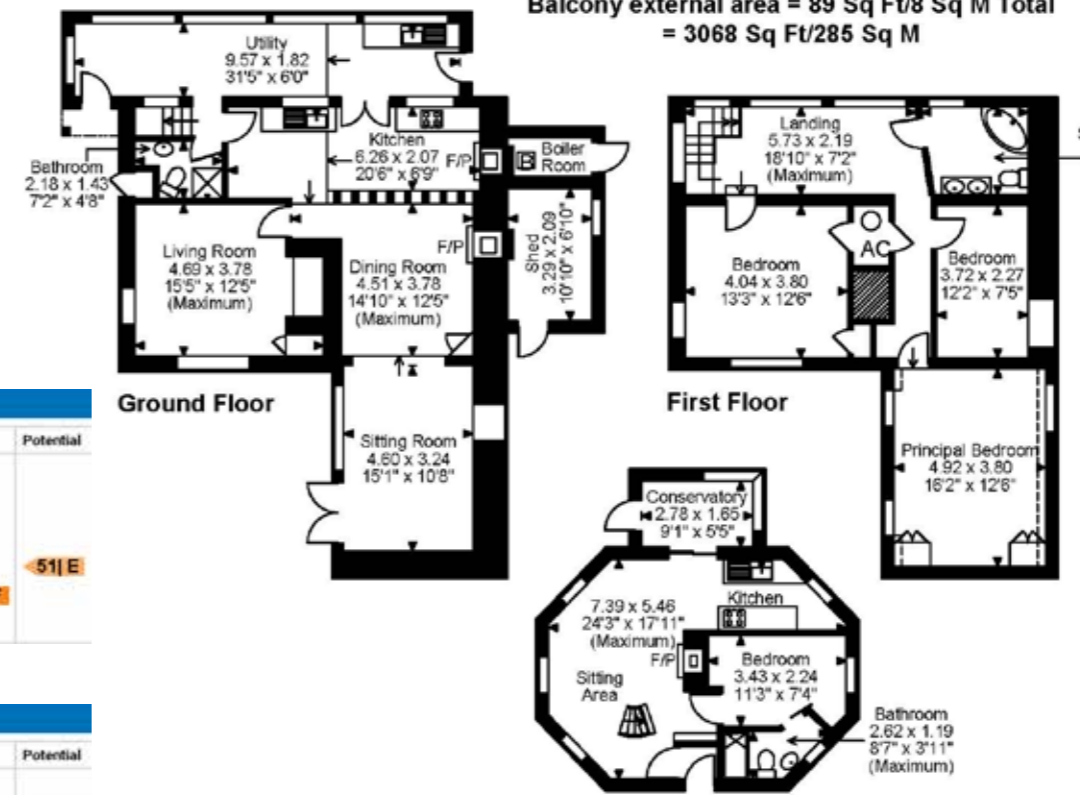


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	34 F	
1-20	G		

Main House

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The Octagon



Ground Floor

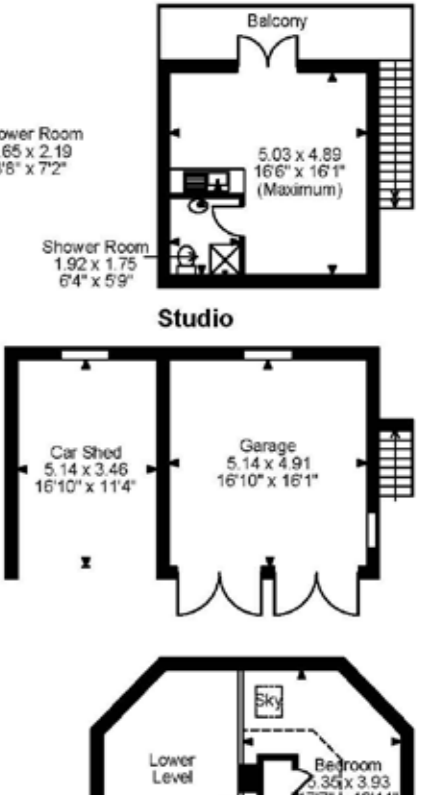
- Living Room: 4.69 x 3.78 (15'5" x 12'5" (Maximum))
- Dining Room: 4.51 x 3.78 (14'10" x 12'5" (Maximum))
- Kitchen: 6.26 x 2.07 (20'6" x 6'9")
- Utility: 9.57 x 1.82 (31'5" x 6'0")
- Bathroom: 2.18 x 1.43 (7'2" x 4'8")
- Shed: 3.29 x 2.09 (10'10" x 6'10")
- Sitting Room: 4.60 x 3.24 (15'1" x 10'8")

First Floor

- Bedroom: 4.04 x 3.80 (13'3" x 12'6")
- Bedroom: 3.72 x 2.27 (12'2" x 7'5")
- Principal Bedroom: 4.92 x 3.80 (16'2" x 12'6")
- Landing: 5.73 x 2.19 (18'10" x 7'2" (Maximum))
- Shower Room: 2.65 x 2.19 (8'8" x 7'2")
- Shower Room: 1.92 x 1.75 (6'4" x 5'9")

The Octagon Ground floor

- Bedroom: 3.43 x 2.24 (11'3" x 7'4")
- Bathroom: 2.62 x 1.19 (8'7" x 3'11" (Maximum))
- Sitting Area: 7.39 x 5.46 (24'3" x 17'11" (Maximum))
- Conservatory: 2.78 x 1.65 (9'1" x 5'5")
- Kitchen: 3.43 x 2.24 (11'3" x 7'4")



Studio

- Car Shed: 5.14 x 3.46 (16'10" x 11'4")
- Garage: 5.14 x 4.91 (16'10" x 16'1")
- Bedroom: 3.35 x 3.93 (11'0" x 12'11")
- Balcony: 5.03 x 4.89 (16'6" x 16'1" (Maximum))

The Octagon Mezzanine

- Bedroom: 3.35 x 3.93 (11'0" x 12'11")

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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