



Gardeners Cottage

Bealings Road | Martlesham | Suffolk | IP12 4RW

Guide Price £ 750,000 | Freehold





Gardeners Cottage

A unique four bedroom detached character home that has been thoughtfully extended to create additional family accommodation. The property is located within the village of Martlesham near Woodbridge and enjoys good access to the River Deben and the railway stations in Woodbridge and Ipswich.

The plot is believed to extend to just over a third of an acre (sts) and abuts a field to the rear. There is ample off road parking to the front and side of the property, a garage, shed, pet enclosure and wood store.

Arranged over two floors, the accommodation comprises; Front entrance hall, side entrance lobby, boot room, WC, dual aspect sitting room, snug/TV room/study, family room opening to the kitchen/dining room and a utility room divided into two sections.

The Accommodation

Entrance Lobby

Tiled floor, radiator, high shelf to one corner and door to

Inner Hall

Tiled floor, brick fireplace with inset wood-burning stove and an original feature bread oven to one side. Radiator, telephone point, window to rear aspect, inset downlighters and a wide arched opening to:





Kitchen/Dining Room

Continued with tiled floor, double doors with windows either side opening to the rear garden, space for a large table and chairs. Bosch double oven set within a pine unit with cupboards above and drawers below, recessed down lighters. Another large opening continues to the kitchen area with a granite worktop arranged in an L-shape with drawers and cupboards below, four-ring hob with stainless steel hood above, inset stainless steel sink with drainer alongside and mixer tap above. Window to the side aspect, four skylights above, space to one end for a free-standing fridge-freezer. A door opens to:



Utility Room

Tiled floor, stainless steel large-bowl sink with draining board, window to the side aspect, extractor fan, space and plumbing for a washing machine and tumble drier, water softener, Thermicon oil-fired boiler to one corner. Further space for two free-standing fridge-freezers with shelving and cupboards to one corner and further window to the side aspect.



Boot Room

Accessed via the inner hall. Screeled floor, a worktop to one wall with cupboards below, window to the side aspect, ample coat hooks and shelving to one corner. Radiator, door to:

Cloakroom

Screeled floor, low-level WC, wash basin with tiled splashback, radiator, extractor fan.

Dining Room



Oak-boarded floor, bay window to the front aspect, inset fireplace to one end with tiled hearth (currently sealed off) and a built-in cupboard alongside. Radiator, downlighters, telephone point.



Kitchen area featuring light-colored wooden cabinetry, a dark countertop, and a window with blinds. A sink and faucet are visible on the countertop.

A tall wooden cabinet unit housing a built-in oven and a smaller oven below it.

Area featuring a brick fireplace with a black wood-burning stove, a white wall, and a doorway leading to another room.



Sitting Room

Oak-boarded floor, windows to the side aspect, double doors with windows either side opening to the rear garden. Fireplace with a tiled hearth and inset wood-burning stove, hearth and shelving to alcove alongside. Wiring to the sound system, radiators, TV point, uplighters and recessed downlighters.



Entrance Hall

Accessed from the inner lobby with external door to the front aspect and also Tiled floor, window to the rear aspect plus a Velux window to the ceiling, radiator. Staircase with fitted carpet and hand rail leading up to:



Landing

A long corridor with radiator and large window to the rear aspect overlooking the garden and neighbouring field. Downlighters, fitted carpet, loft hatch. Cupboard housing the controls for the photovoltaic panels on the roof, cupboard housing the pre-insulated water tank with slatted shelving and programmer for the central heating.

Door to:



Bedroom One

Fitted carpet, window to the rear aspect overlooking the neighbouring field plus a further window to the front aspect and a small semi-circular window to the side aspect. Radiator, TV point, recessed down lighters.

Door to:

En-Suite

Shower cubicle to one end with tiling to the walls, heated towel rail, washbasin with tiled splash back and mirrored medicine cupboard above. Low-level WC, obscure-glazed window to the side aspect, extractor fan, recessed down lighters.



Bedroom Two

Pine-boarded floor, window to the front aspect, radiator, feature fireplace and built-in cupboard alongside.



Bedroom Three

Painted pine-boarded floor, window to the side aspect, radiator, shelf to one wall, loft hatch. Doorway with curtain rail above and two steps down to another room currently used as a playroom with painted pine-boarded floor, radiator, large Velux window to the ceiling.



Bedroom Four

Fitted carpet, windows to the rear and side aspects, both overlooking the rear garden and neighbouring field. Radiator, built-in cupboard to one corner with hanging rail, recessed downlighters.



Family Bathroom

Pine-boarded floor, obscure-glazed window to the side aspect. Suite comprising panelled Jacuzzi bath with telephone-type attachment above, wash basin, low-level WC and a shower cubicle to one corner. Tiling to two walls, shaver socket, extractor fan, heated towel rail, downlighters.



Total area: approx. 182.2 sq. metres (1960.7 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Outside

To the front of the property there is ample off-road parking with a driveway and inspection pit, continuing to a detached garage with up-and-over door, screed floor, light and power connected. There are also two timber and felt roof sheds beside the property housing oil tank. A five-bar gate opens to the rear garden to an area where there is a large vegetable patch. The main area of garden is predominantly laid to lawn and of a decent size abutting the neighbouring field. There is a large patio area accessed via the kitchen-dining room and the sitting room with a feature cob oven and a further timber and felt roof shed with gate alongside leading back to the front garden. To the far end of the garden is a fenced-off triangular plot ideal for keeping small livestock. Outside taps and lights.





Services

We are advised by the vendor that mains electricity, water, and drainage are connected. The property benefits from oil-fired central heating.

We are advised that there are photo voltaic panels on the roof.

Council Tax Band

East Suffolk Council Band D

What three words

sourcing.slam.driveways

Viewing strictly by appointment with
Fine & Country Woodbridge - 01394 446007

Out of hours -
Mark Halls - Managing Director =
07770 814748

About The Area

Martlesham village is about 2 miles southwest of Woodbridge and approximately 5 miles northeast of Ipswich. The village benefits from a Parish Church, Post Office/shop, Fish and Chip shop, Primary School (Beacon Hill for 5-11 year olds) and two Public Houses that serve food and drink (The Black Tiles and Martlesham Red Lion). There is a large supermarket, a pet shop, Next, Marks and Spencers and a number of other stores nearby, there are also leisure facilities and a number of other businesses including BT's Research and Development Centre nearby at Adastral Park. Martlesham Leisure and Fitness Club offers a Saturday Kids Club and other activities during the school holidays.

Nearby Kesgrave High School now has its own Sixth Form centre and is also within easy reach.

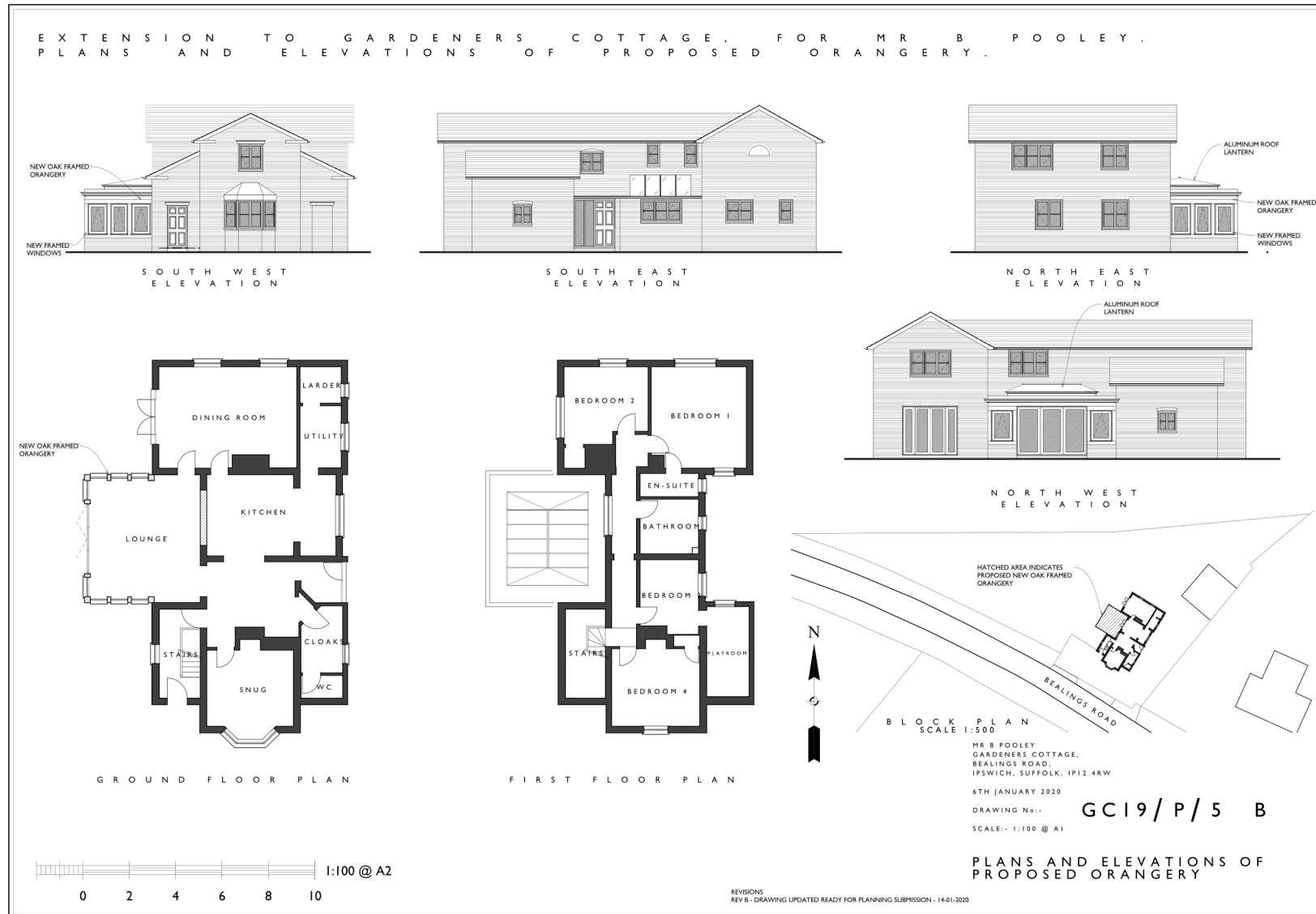
Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

We have been advised that Planning Permission has been granted for Gardener's Cottage as per the drawings below. Works have commenced at the back of the property and can be seen in our photographs. There is permission for an oak orangery with bi-fold doors and a wood burner in the area too.

Documentation is available on request.





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