



Thatched Cottage
Wixoe, Suffolk

**DAVID
BURR**



Thatched Cottage, Wixoe, Stoke By Clare, Suffolk, CO10 8UE

Wixoe is a small hamlet on the Suffolk/Essex border, about 2 miles from the village of Stoke by Clare, 4 miles from Haverhill and 15 miles from the market town of Saffron Walden with direct commuter service to London Liverpool Street (52 mins) and easy access to West London (34 mins to Tottenham Hale then 15-20 mins via tube).

This 2188sq.ft detached 17th Century Grade II listed cottage is situated in a quiet semi-rural location backing onto meadow land. The property has been sympathetically extended and updated in recent years to create a stylish and comfortable home blending original period features including exposed beams and inglenook fireplaces with a modern kitchen and bathrooms, all set within mature gardens with off-street parking and a garage. In all about 0.2 of an acre.

A substantial detached Grade II listed cottage situated in a quiet rural location.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with flagstone flooring leading through to the:

SITTING ROOM An impressive double aspect room featuring a large inglenook fireplace with oak bressummer over, Villager wood burning stove on a brick hearth with cupboard to one side and stairs rising to the first floor. Character features continue with exposed beams and a door leads to the rear garden.

DINING ROOM A charming room featuring a brick fireplace with wood burning stove, exposed beams and wooden flooring and open studwork to the:

KITCHEN/BREAKFAST ROOM Forming part of the recent extension, this lovely light room features flagstone flooring and bi-fold doors opening to the garden. The kitchen is extensively fitted with a range of units under wooden worktops with butler sink inset. Appliances include a SMEG stainless steel range cooker with five ring induction hob and hood over, integrated dishwasher, fridge and freezer.

UTILITY ROOM With further units under wooden worktops with a stainless steel sink and drainer, plumbing for a washing machine, space for a tumble drier, door leading to the kitchen garden and large cupboard housing a pressurised water system.

GARDEN ROOM A lovely light double aspect room with vaulted ceiling with French doors opening to the garden.

LIBRARY/STUDY A cosy room with extensive fitted bookshelves and oak staircase rising to the first floor and a delightful outlook to the front.

SNUG A charming room featuring a brick fireplace with solid fuel stove, exposed beams, brick flooring and stairs rising to the first floor.

BATHROOM Tastefully fitted with a white WC, wash basin and rolled top bath with ball and claw feet, heated towel rail and airing cupboard.

SHOWER ROOM Fitted with a WC, wash basin and tiled shower cubicle.

First Floor

There are three staircases leading to the first floor with bedrooms as follows:

BEDROOM 1 An impressive vaulted room with exposed oak floorboards, beams and built-in wardrobes.

DRESSING ROOM/BEDROOM 4 Also with exposed beams and vaulted ceiling and **En-Suite** fitted with a modern WC, wash basin, tiled shower

Thatched Cottage, Wixoe, Stoke By Clare, Suffolk, CO10 8UE

cubicle and heated towel rail. A secondary staircase leads to bedrooms 2 and 3.

BEDROOM 2 With exposed beams and wooden flooring.

BEDROOM 3 With exposed beams and outlook over the garden.

Outside

The property is situated on a quiet country lane with parking area leading to the **SINGLE GARAGE** with up and over door and power connected. The gardens are predominantly to the side and rear and enjoy a south westerly aspect with lawned and terraced areas bordered by mature beds incorporating a variety of shrubs and a mature apple tree. To the rear is a large kitchen garden with raised vegetable beds divided by gravelled pathways and a log store. In all about 0.2 of an acre.

TENURE: Freehold.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.
Council Tax Band: E. £2,400.19 per annum.

SERVICES: Septic tank, electricity and air-source heating with a grant providing an income for 3 years. Underfloor heating in the kitchen extension.

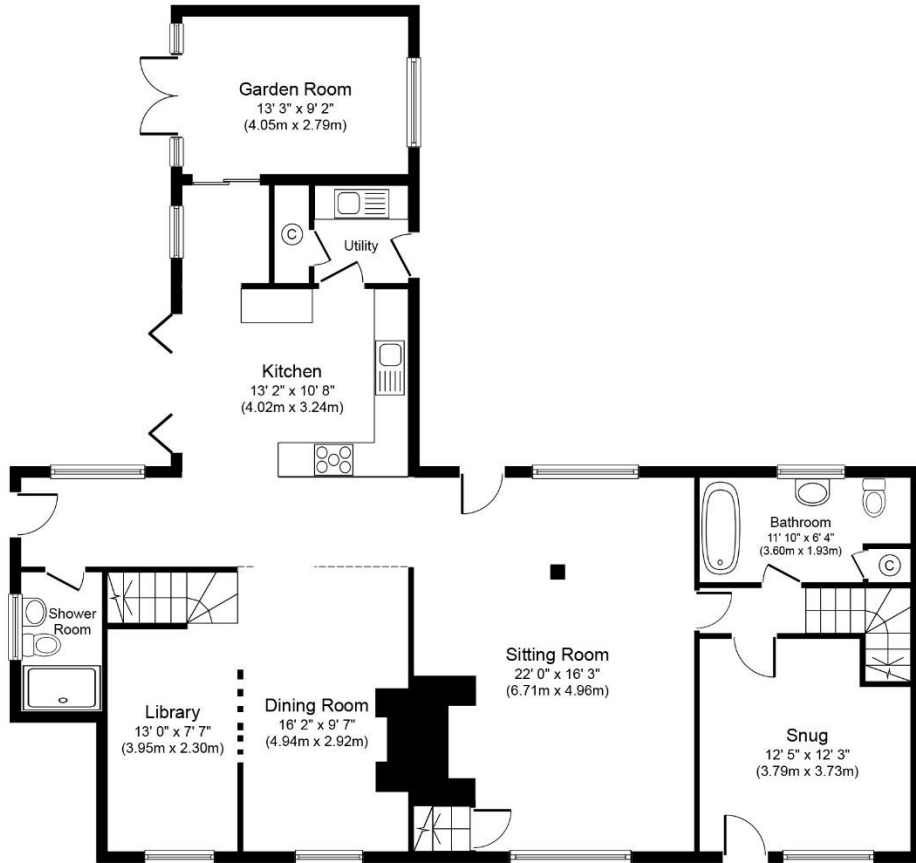
EPC RATING: N/A.

WHAT THREE WORDS DIRECTIONS:

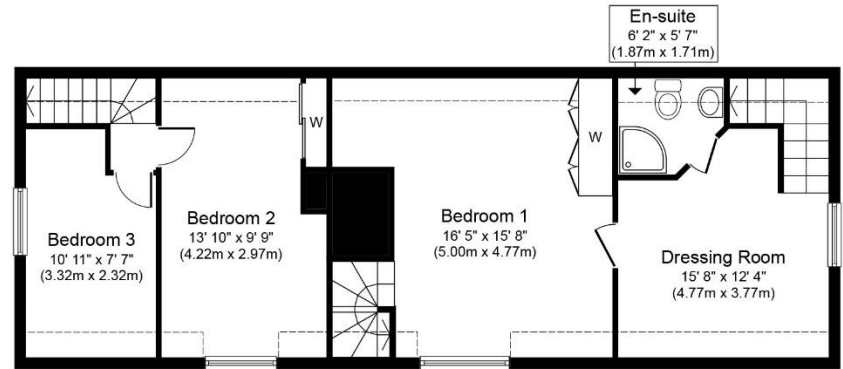
VIEWING: Strictly by appointment through David Burr – 01787 277811.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
1,432 sq. ft.
(133.0 sq. m.)



First Floor
Approximate Floor Area
756 sq. ft.
(70.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

