



**Pippins Cottage**  
**Assington, Suffolk**

**DAVID  
BURR**



# Pippins Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW

Assington has a linear village street with public house, farm shop, incorporating a Post Office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

An individually constructed three bedroom (two en-suite) detached property built in 2017 enjoying a central village location within the much sought after Suffolk parish of Assington. A rarely available, distinctive opportunity constructed in a cottage style with brick work with part rendered finish, timber framed casement double glazed windows and detailed soffits and fascia boards. With an energy efficiency 'B' rating enhanced by the underfloor heating throughout the ground floor, six solar panels across the southerly rear roof garage and aluminium framed bi-folding doors. Ideally placed for the Assington Farm Shop complex, Shoulder of Mutton public house and a popular base for walking routes within the Arger Fen site of special scientific interest, the Dedham Vale Area of Outstanding Natural Beauty, a network of cycle routes and public footpaths. Arranged via two ground floor reception rooms with a part vaulted open plan kitchen/dining room in addition to ground floor bedroom and complementing en-suite facilities. Further benefits to the property include a detached garage with timber clad exterior and twin hinge doors, gated private parking with space for in excess of five vehicles and landscaped, exceptionally well-presented rear gardens with an Indian sandstone terrace, yorkstone border wall, water feature, colourful border planting and pergola.

## **A three bedroom (two en-suite) detached individual property enjoying a central village location within walking distance to the Assington Farm Shop complex and Shoulder of Mutton public house, offering two ground floor reception rooms, a part vaulted kitchen/dining room and further benefits including a detached garage, photovoltaic solar panels and south facing landscaped gardens.**

Timber clad security door with stain glass panelling opening to:

**ENTRANCE HALL: 11' 11" x 9' 11" (6' 10")** (3.64m x 3.04m (narrowing to 2.10m)) With engineered oak flooring throughout, staircase with glass balustrade off and useful understairs storage recess with panel designed doors. Oak door with panel glazing opening to:

**SITTING ROOM: 18' 4" x 11' 11"** (5.59m x 3.63m) Affording a dual aspect with casement window range to side and rear affording an attractive aspect across the landscaped rear gardens. The focal point of the room is a brick fireplace with herringbone patterned brick work to rear, Suffolk grey brick hearth and inset wood burning stove with an oak mantle over.

**KITCHEN: 18' 2" x 10' 0"** (5.54m x 3.05m) Enjoying a direct, open plan link with the dining/garden room and fitted with an extensive range of matching shaker style base and wall units with quartz preparation surfaces over and upstands above. A single sink unit is set within a quartz topped peninsular unit with vegetable drainer to side, mixer tap over and curved corner units. Integrated appliances include a Neff oven with grill above, addition Neff oven/microwave, four ring ceramic hob with extraction above, fridge, freezer, dishwasher and both waste and recycling integrated units. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, wall units and curved corner units. LED spotlights throughout, tiled underfloor heating throughout and full height glass panel

# Pippins Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW

to rear affording a southerly aspect across the gardens. Enjoying a open, direct link with the:

**DINING/GARDEN ROOM: 14' 9" x 12' 9"** (4.50m x 3.89m) Set beneath a vaulted roofline and affording a dual aspect with aluminium framed bi-folding doors to side and rear in addition to timber framed casement window range, further range of shaker style fitted base units attached to the central peninsular unit and tiled flooring throughout. Incorporating the flourishing, colourful gardens into the living space with direct access to the Indian sandstone rear terrace and gardens beyond.

**UTILTY ROOM (accessed via kitchen): 7' 10" x 6' 2"** (2.39m x 1.89m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over. Stainless steel single sink unit with mixer tap above, casement window to rear and providing space and plumbing for washing machine/dryer. Also housing oil fired boiler. Security door with obscured panel glazing opening to outside.

**CLOAKROOM (accessed via entrance hall): 8' 11" x 3' 7"** (2.73m x 1.10m) Fitted with ceramic WC, wash hand basin within a fitted base unit and porcelain tiled flooring. Timber framed casement window range to front.

**BEDROOM 1: 12' 0" x 10' 10"** (3.65m x 3.29m) A ground floor double bedroom with casement window range to front, full height fitted wardrobe units and oak door to:

**EN-SUITE WET ROOM: 6' 8" x 6' 6"** (2.05m x 2.00m) Fully tiled and fitted with ceramic WC, wash hand basin within a gloss fronted fitted base unit and mirror above. Wet room with shower attachment, wall mounted heated towel rail, LED spotlights and obscured glass window to front.

## First floor

**LANDING:** With glass balustrade within the oak staircase, velux window to front and hatch to loft. Double doors to linen store housing pressurised water cylinder and extensive fitted shelving.

**BEDROOM 2: 17' 7" x 10' 10"** (5.35m x 3.31m) With casement window range to front and rear affording an attractive aspect over the surrounding village properties. Double doors to fitted wardrobe with attached hanging rail.

**EN-SUITE SHOWER ROOM: 7' 2" x 6' 9"** (2.19m x 2.06m) Fitted with ceramic WC, wash hand basin within a gloss fronted base unit, fully tiled separately screened shower with shower attachment and wall mounted heated towel radiator. Velux window to rear.

**BEDROOM 3: 13' 6" x 11' 11"** (4.11m x 3.62m) With fitted wardrobes and casement window to rear affording views across the exceptional south facing gardens.

**FAMILY BATHROOM: 11' 11" x 8' 6"** (3.63m x 2.58m) With half height tongue and groove panelling and fitted with ceramic WC, wash hand basin within a fitted base unit and free standing roll topped bath with claw feet and separate shower attachment. Wall mounted heated towel radiator, tiled flooring throughout and obscured glass window to front.

## Outside

The property enjoys a central village location providing convenient access to the A134 which provides a direct link to both the market town of Sudbury and historic Roman City of Colchester with its direct link to London Liverpool Street and the A12 trunk road.

# Pippins Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW

Approached via twin gates opening into a shingle driveway providing off-street parking for in excess of five vehicles. Direct access is provided to the:

**GARAGE:** 17' 2" x 10' 8" (5.22m x 3.25m) With twin hinge doors to front, light and power connected and personnel door to side, in addition to boarded loft storage space.

An Indian sandstone terrace runs across the side and rear elevation providing an ideal seating/entertaining area with yorkstone border planting, central expanse of lawn and both water feature, sunken covered dining area and pergola providing an outstanding aspect back across the rear elevation.

**AGENTS NOTE:** Six photovoltaic solar panels are set across the southerly rear elevation of the garage.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** B. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** contracts.suits.towel

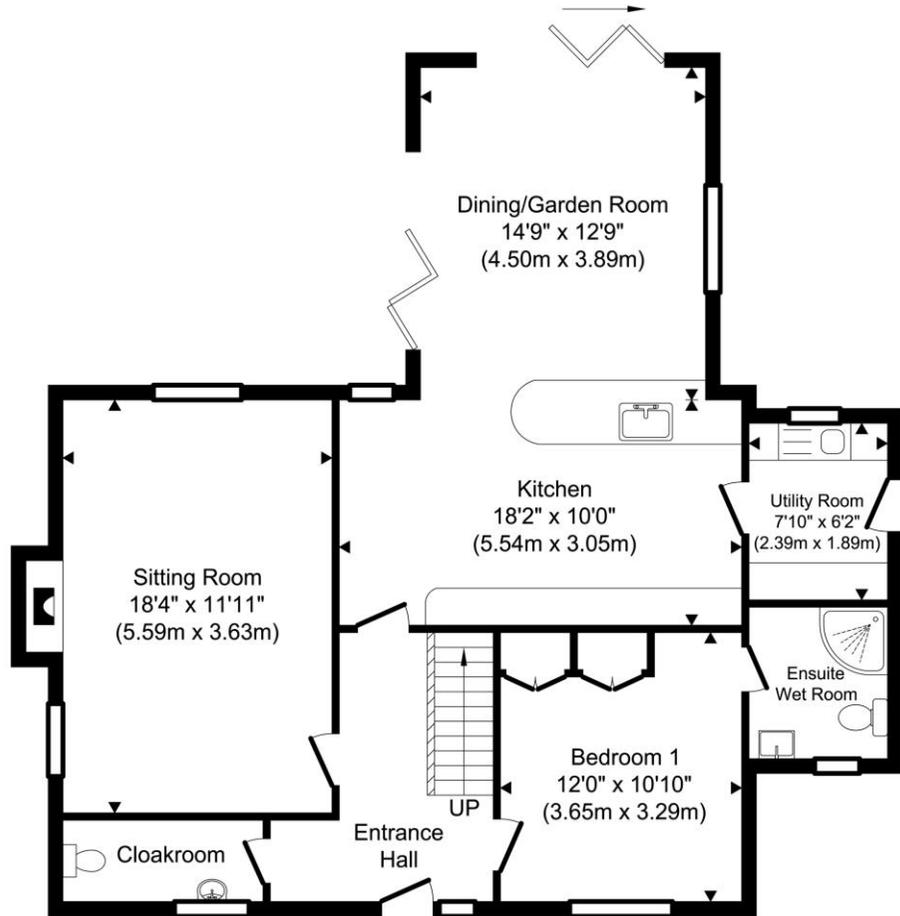
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

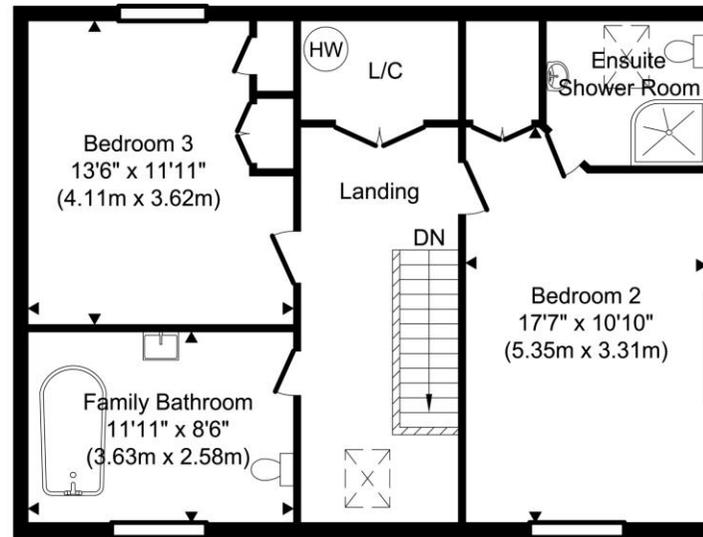
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. 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.



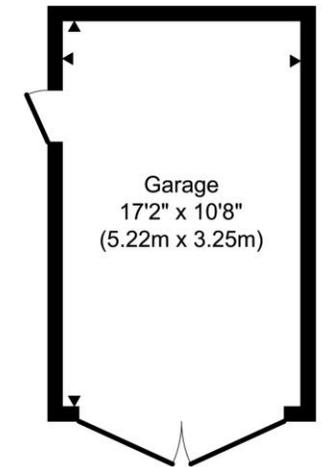
# Pippins Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW



Ground Floor  
Approximate Floor Area  
969.18 sq. ft.  
(90.04 sq. m)



First Floor  
Approximate Floor Area  
676.72 sq. ft.  
(62.87 sq. m)



Garage  
Approximate Area  
182.55 sq. ft.  
(16.96 sq. m)

TOTAL APPROX. FLOOR AREA 1828.46 SQ.FT. (169.87 SQ.M.)

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2023

