



# LIME TREE COTTAGE

LAXFIELD ROAD, STRADBROKE, IP21 5JX



A charming and spacious country house with rural views, seclusion and a detached studio

**Lime Tree Cottage is in a delightful secluded position with a wonderful established garden and rural views, situated on the edge of the sought-after village of Stradbroke. The property offers spacious and versatile accommodation with an abundance of character and a wealth of period features including exposed timbers and wide floorboards. The property has been updated and fuses period with modern, in particular the kitchen. In addition to the principal house is a detached studio that the current vendor uses as overflow accommodation, but it could be used for a variety of purposes.**

**There is an extensive driveway offering parking for several cars together with detached garaging. The house is situated along a long shared private driveway, leading to a private gravel driveway with parking for several cars. The gardens are a delightful feature being well-stocked with a wide array of mature trees and shrubs and bordered by mature hedging. The house is afforded wonderful views over the surrounding countryside.**

#### LOCATION

Stradbroke offers a range of local shops and services including a village shop, bakery, butchers, pet shop/grooming parlour, medical centre, primary and secondary schools, community centre, post office/library and two public houses. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The neighbouring market town of Diss provides the further service of a mainline train station on the Norwich to London Liverpool Street line.

#### SERVICES

Oil fired central heating. Mains water and electric. Drainage via septic tank (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band F









STUDIO



STUDIO



STUDIO

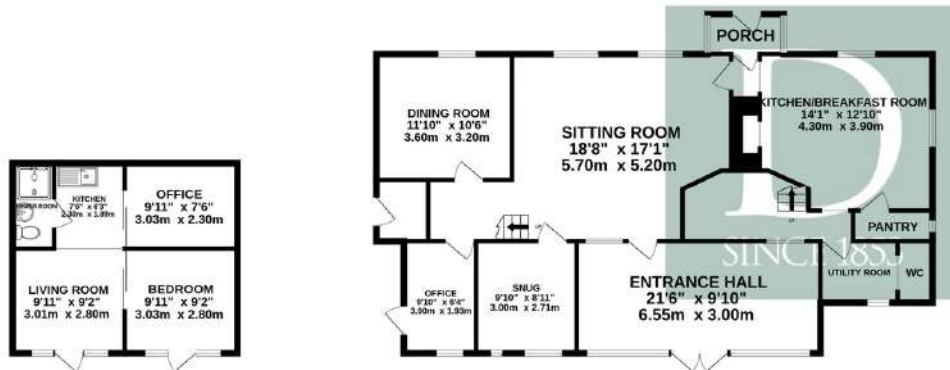




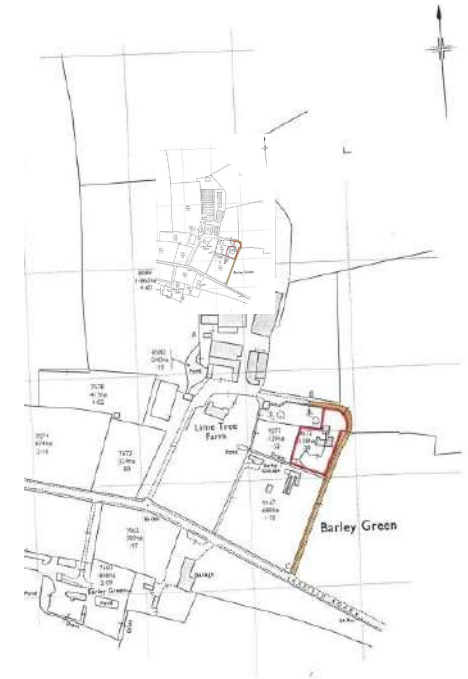
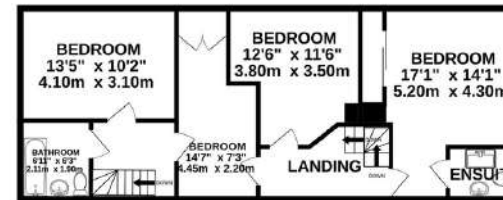
## FLOOR PLAN

## LOCATION PLAN

GROUND FLOOR  
1570 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



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TOTAL FLOOR AREA: 2310 sq.ft. (214.6 sq.m.) approx.

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

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