



*The Cottage, Church Street,  
Fressingfield, Suffolk.*



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ESTATE AGENTS



This beautifully presented, four bedroom detached period cottage overlooks the Church Green in the desirable village of Fressingfield. Tastefully decorated throughout and with many attractive character features, the property sits in pretty gardens with off-road parking and a spacious studio/office, perfect for working from home.

Accommodation comprises briefly:

- Entrance porch
- Sitting room with snug area
- Kitchen/breakfast room
- Utility room
- Boiler room
- Downstairs bathroom

First Floor Landing

- Master bedroom with en-suite shower room
- Guest Bedroom with adjoining bathroom
- Two further bedrooms
- WC

Outside

- Pretty Walled Courtyard Garden
- Attractive Lawned Gardens
- Off-road Parking
- Spacious office/studio (former garage – doors remain)
- Timber Garden Shed and Arbour
- Total Plot size of approximately 0.20 acres (sts)



### The Property

The front door opens in the entrance porch, a useful space for hanging coats with a further door into the sitting room which overlooks the front aspect with staircase rising to the first floor accommodation. This room has some lovely period features with exposed studwork and a brick fireplace housing the wood burning stove and has ample space for a dining table and chairs. A cosy and separate snug area overlooks the rear courtyard garden. The wonderful downstairs bathroom comprises a contemporary style white suite with double ended bath, WC and pedestal wash basin. The double aspect kitchen/breakfast room has lovely views over the garden and is arranged on two levels and offers space for a table and chairs. The kitchen is well fitted with an excellent range of matching wall, base and drawer units with wood effect worktops and inset 1 ½ bowl sink, range cooker with extractor, integrated larder fridge and space and plumbing for a dishwasher. A separate utility room leads through to the boiler room with space and plumbing for a washing machine and tumble dryer. A stable door leads out to the pretty courtyard garden.

Stairs rise from the sitting room to the first floor landing with a range of useful built-in storage cupboards and airing cupboard and door on the right to the WC. The elegant master bedroom, with pretty views over the church green, benefits from a large walk-in wardrobe and en-suite shower room. At the far end of the landing the guest suite also overlooks the front aspect and benefits from an adjoining bathroom. There are two further bedrooms with windows to the front.



## Outside

The Cottage sits in a plot which totals approximately 0.20 acres (sts) and is set back from the road behind painted, cast iron railings and a pretty and well stocked cottage-style front garden. With an Wysteria adorning the front, the house looks particularly stunning in late Spring. Screened by large timber double gates, a driveway provides off-road parking for two vehicles and leads to the detached former garage which is currently utilised as a spacious office but with garage doors still in place, garage use could very easily be reinstated. To the right of the driveway a fully fenced and enclosed garden is mainly laid to lawn with some well stocked flower and shrub borders. A pretty, west facing courtyard garden offers fabulous seclusion and privacy with a low crinkle crinkle wall forming an attractive, raised flower and shrub bed. A willow hurdle cleverly screens the oil tank and a small brick outbuilding under a pantile roof forms a useful wood store. A timber garden shed and arbour with seat are included in the sale.

## Location

The property is located in the highly sought after village of Fressingfield, home to two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent village shop primary school and medical centre. The village is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired radiator central heating.  
Mains drainage, water and electricity.  
Energy Rating: F

### Local Authority

Mid-Suffolk District Council

Tax Band: E

Postcode: IP21 5PA

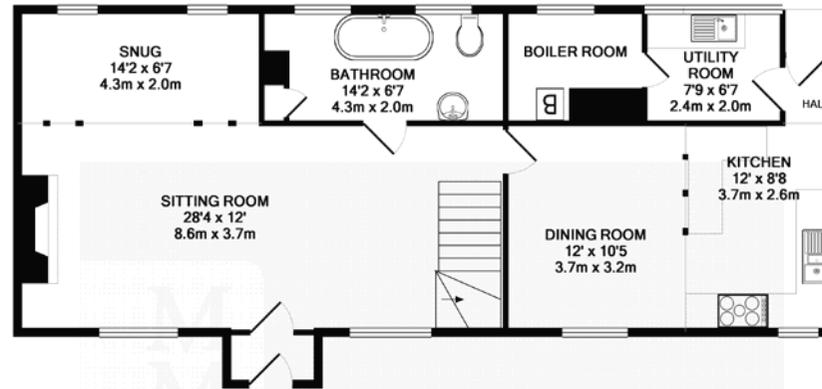
### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

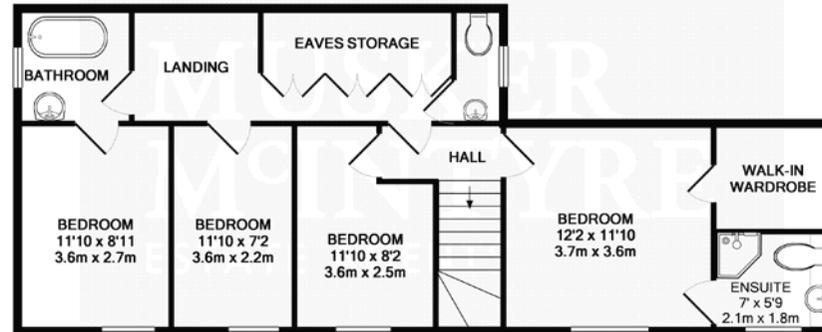
### Tenure

Vacant possession of the freehold will be given on completion.

Offers in excess of: £600,000



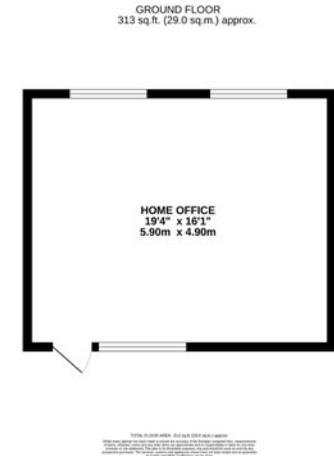
GROUND FLOOR  
APPROX. FLOOR  
AREA 887 SQ.FT.  
(82.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 755 SQ.FT.  
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.5 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. 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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