



Fordwater Cottage | Wixoe







STEP INSIDE

Introducing Fordwater Cottage, a captivating Grade II Listed property situated in the serene village of Stoke by Clare. This exquisite equestrian property offers 5 spacious bedrooms and is nestled on a sprawling 6.1-acre plot, surrounded by breathtaking countryside and boasting a range of impressive features.

Step inside this charming cottage, where history meets modern comfort. The oak frame extension seamlessly blends old-world charm with contemporary finishes, creating a truly unique and inviting atmosphere. Exposed beams and impressive inglenook fireplaces add character to the property, while the vaulted kitchen and stylish bathrooms provide a touch of modern luxury.

As you enter, you are greeted by a welcoming hallway with a rustic brick floor and stairs leading to the first floor. The snug is a delightful double aspect room, showcasing an impressive inglenook fireplace with a wood-burning stove and exposed beams. The sitting room is equally charming, featuring another stunning inglenook fireplace and offering picturesque views of the garden.

The heart of the home is the stunning kitchen/breakfast room, which forms part of the oak-framed extension. This vaulted room serves as the hub of the home, with a range of wall and base units, a central island housing a Belling range cooker, and ample space for a breakfast table. French doors lead to a delightful breakfast terrace, where you can enjoy your morning coffee amidst the tranquil surroundings. Additional features of the kitchen include a spacious larder, storage cupboard, and a study area with a large picture window overlooking the grounds.

The property offers five comfortable bedrooms, on the first floor you have three bedrooms and on the ground floor two further bedrooms including a guest bedroom with French doors opening to the gardens and offering stunning views of the extensive grounds. The first floor features a spacious master bedroom with exposed beams and an en-suite bathroom complete with a free-standing bath, tiled shower cubicle, WC, and pedestal sink unit. Two more delightful bedrooms, each with their own unique charm, complete the first floor.





STEP OUTSIDE

Outside, Fordwater Cottage truly shines. Situated along a quiet country lane, surrounded by woodlands and fields, the property is accessed via an extensive gravel driveway, providing ample parking and a picturesque turning circle. The mature gardens, enclosed with post and rail fencing, feature several dining terraces and a converted flint bake house. Enjoy the beauty of the landscaped gardens, adorned with mature trees, flower beds, and traditional lawns. The grounds also include paddocks, a stable block, and further outbuildings, offering endless possibilities for equestrian pursuits or other hobbies. Beyond the paddock, you'll find an area of meadow that can be utilized as extra paddock space or ideal for livestock. The gardens feature several vehicular access points, providing convenience and flexibility. In total, the property spans an impressive 6.1 acres.

Fordwater Cottage benefits from water sourced from a borehole, electricity, and a septic tank. The heating system is oil-fired. Please note that none of the services have been tested by the agent.

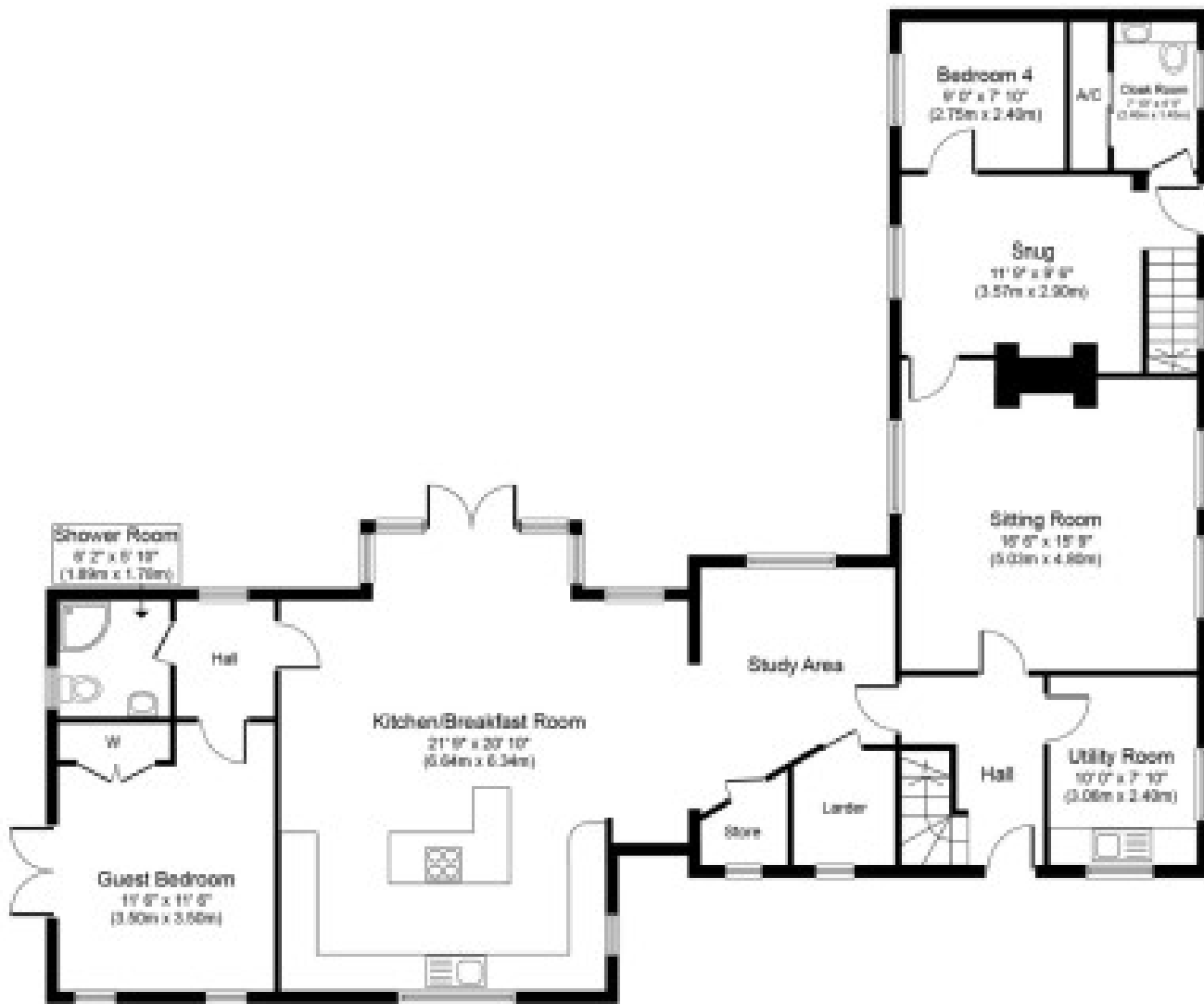
Wixoe is a charming village located in the county of Suffolk, England. Nestled amidst the picturesque countryside, this tranquil village offers a peaceful retreat away from the hustle and bustle of city life. Wixoe is characterized by its idyllic landscapes, rolling green meadows, and enchanting woodlands, making it a paradise for nature lovers.

This quaint village is rich in history, with some of its buildings dating back several centuries. The architecture reflects the traditional English countryside style, with charming thatched-roof cottages and historic churches dotted throughout the area.

For those seeking outdoor adventures, Wixoe is surrounded by beautiful walking trails and cycling routes, allowing visitors to explore the stunning natural surroundings at their own pace. The nearby River Stour offers opportunities for boating and fishing, providing a peaceful escape for those who enjoy water activities.

In terms of amenities, while Wixoe is a small village, it has a close-knit community and a friendly atmosphere. There is a wealth of welcoming village pubs and artisan shops.

Overall, Wixoe in Suffolk is a hidden gem that offers a tranquil and scenic escape for nature enthusiasts, history buffs, and those looking to experience the charm of a traditional English village.



Ground Floor
Approximate Floor Area
1,587 sq. ft.
(147.4 sq. m.)



First Floor
Approximate Floor Area
877 sq. ft.
(81.5 sq. m.)

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.



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