

EST.  1993

JENNIE JONES

ESTATE AGENTS



Rosebrook Cottage, Little Glemham, Suffolk, IP13 0BE.

GUIDE PRICE

£650,000

SUMMARY OF THE ACCOMMODATION

**PORCH; SPACIOUS SITTING ROOM WITH DINING AREA; STUDY/PIANO ROOM; KITCHEN; UTILITY/CLOAKROOM; LANDING; FOUR FIRST FLOOR DOUBLE BEDROOMS; FAMILY SHOWER ROOM; ONE BEDROOM ANNEXE WITH SITTING ROOM, KITCHEN AND SHOWER ROOM. GROUNDS OF APPROXIMATELY 2 ACRES; STABLES, MANEGE AND TACK ROOM; LARGE GAMES ROOM, OFFICE AND TWO GARAGES.
IDEAL FOR A FAMILY WITH A PONY**

THE PROPERTY

A most attractive 16th century detached cottage, which is located in the small village of Little Glemham. The property is situated on a large plot of approximately 2 acres (sts) of combined garden and paddock. The spacious accommodation includes a one bedroom annexe with sitting room, kitchen and shower room. A porch gives access to the large sitting room with dining area. There are double glazed windows to the front and a double glazed door to the rear. There are a wealth of exposed ceiling and wall timbers and an attractive inglenook fireplace with log burner. Stairs from the sitting room lead to the first floor accommodation and there are doors to the study/piano room and kitchen. The study/piano room has windows to front and rear aspects and a range of exposed timbers. The kitchen has a double glazed window to the rear, a good range of base and wall mounted units with worktops over and splashback. There is a sink with mixer tap, space for range cooker with extractor hood over, fridge/freezer and dishwasher space, radiator and tiled floor. A door opens to the utility/cloakroom with rear window, toilet, washbasin and plumbing for washing machine and drier. To the first floor is a landing with doors leading to the bedrooms and shower room. Bedroom one has a window to the front, built in wardrobes and additional storage. Bedroom two has a double glazed window to the rear and a folding bed concealed within a cabinet. Bedroom three has a double glazed window to the front and a built in wardrobe cupboard. The fourth bedroom has a window to the side, sloping ceilings with exposed timbers and storage cupboards. The shower room has a window to the rear, double shower unit, low level WC and a vanity style wash basin, storage cupboards, and partly tiled walls with vinyl floor. The self contained annexe can be accessed from the sitting room and it also has a separate entrance door to the side of the property. The accommodation comprises an inner hall, spacious sitting room with double glazed windows to the front and side, a wealth of exposed timbers and brick open fireplace. There is a fully fitted kitchen with a good range of units, work surfaces and splashbacks, built in oven and hob and space for washing machine and fridge. The shower room is on the ground level, with shower cubicle, low level WC and wash basin. Stairs lead to the double bedroom with window to the side and part sloping ceiling. GARDEN - The rear garden is mainly lawn with some paved sitting areas and inset planting. There are two garages, both with power and one with electric door, an insulated external office with power, lighting and internet capabilities and a spacious games room with double glazed windows, a bar and a full size snooker table which will remain. To the rear of the formal garden is the stable block with three stables and a tack room. Behind the block is a manege and the enclosed paddock.

LOCATION

Little Glemham is a popular and pretty Suffolk village which lies to the south of Saxmundham, within convenient reach of Saxmundham town centre, railway station and local amenities. The village is also conveniently located for access to Snape, Aldeburgh and the attractions of the Suffolk, Heritage Coast. Saxmundham benefits from a Tesco and Waitrose supermarket and a vibrant High Street with good local shops, restaurants and galleries. The railway station provides connecting services to London Liverpool Street station via Ipswich. Other attractions in this part of Suffolk include the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. Ancient castles at Framlingham and Orford. Sailing on the rivers Alde, Deben and Orwell and golf at Aldeburgh, Thorpeness, Hinton and Halesworth. Saxmundham has an excellent health centre; a primary school and a High (Free) School plus a new hub: Art Station, which promotes and offers creative spaces in the town centre.

LOCAL AUTHORITY

East Suffolk Council, Council Offices, East
Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= E

SERVICES: Mains water, electricity and
drainage. Central heating by oil fired
external boiler.

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = F

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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