



Riven Cottage
Rattlesden, Suffolk

**DAVID
BURR**



Riven Cottage, Rising Sun Hill, Rattlesden, Suffolk, IP30 0SP

Rattlesden is a popular village with the delightful St Nicholas church, primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The Cathedral town of Bury St Edmunds is approximately 8 miles and Stowmarket approximately 4.5 miles both having an excellent range of schooling, shopping, recreational and cultural facilities and the latter having a mainline rail link to London Liverpool Street. Cambridge is approximately 33 miles and Ipswich approximately 19 miles.

Discover the ultimate in modern cottage living at Riven Cottage, nestled on a prime corner plot measuring approximately 0.1 of an acre within the esteemed Hartog Hutton development in the well served village of Rattlesden.

A delightful modern property on a generous corner plot of approximately 0.1 of an acre with beautiful landscaped gardens in a well-served village.

CONTEMPORARY CHARM AND THOUGHTFUL DESIGN:

Imbued with contemporary charm, Riven Cottage has undergone extensive enhancements by its current owners since its inception as a new build. The kitchen/living areas have been meticulously redesigned and the kitchen incorporates a stylish divider with Butler style sink separating the breakfast area/snug, creating a focal point for gatherings and everyday living. A clever addition of a utility/larder cupboard, complete with space and plumbing for the washing machine, adds practicality and convenience. The conservatory, another thoughtful addition, seamlessly integrates the living spaces, linking the kitchen and generous sitting room while providing direct access to the fully landscaped rear garden, enveloped by fencing for privacy and seclusion. On the ground floor, a light-filled entrance hall and a convenient cloakroom with WC complete the welcoming ambiance.

LUXURIOUS LIVING SPACES: Ascend the stairs to the first floor, where the landing is bathed in natural light streaming through skylight windows. Three generously proportioned bedrooms offer comfortable retreats, while a luxurious family bathroom with separate shower cubicle beckons with its elegant design and modern amenities.

OUTDOOR OASIS AND ABUNDANT PARKING: Situated on a corner plot, Riven Cottage enjoys the luxury of a significantly larger garden,

expertly remodelled and professionally landscaped to enhance its beauty and functionality. A driveway provides off-road parking for multiple vehicles complemented by a garage with an up-and-over door, ensuring ample space for vehicles and storage needs. To the side and rear of the property, beyond the fence, the plot extends in the majority to the road edge, and is currently laid to a wildflower area, grass, shrubs, trees, and a small car parking space.

A PLACE TO CALL HOME: Riven Cottage is not just a house; it's a sanctuary where modern comforts and timeless charm converge. With its idyllic location, thoughtfully designed interiors, and stunning outdoor spaces, this home offers a lifestyle of unparalleled tranquility and refinement. Don't miss the opportunity to make Riven Cottage your forever home in the heart of Suffolk. Schedule your viewing today and experience the allure of contemporary countryside living at its finest.

FEATURES:

- Immaculate three bedroom property
- Air source underfloor heating
- Open plan kitchen/living room
- Double aspect sitting room
- Utility cupboard

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- Three generous bedrooms
- Professionally landscaped corner plot garden
- Off road parking for three cars
- Garage

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: B

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

AGENTS NOTE: The majority of the grassed area and additional parking outside the fencing is also in the ownership of Riven Cottage.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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 whatever 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



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Approximate Gross Internal Area
Main House 1290 sq ft (120 sq m)
Garage 240 sq ft (22 sq m)
Total 1530 sq ft (142 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.agphoto.co.uk

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