



CHARNWOOD  
THE GREEN, UBBESTON, IP19 0HB



## A striking detached house fusing a traditional cottage with a substantial architecturally designed contemporary addition

The property is a wonderful example of a traditional cottage that has been substantially extended with a striking contemporary addition. Rather than giving the original cottage a contemporary facade the vendors have been very clever in paying homage to its origins and using a full height glass link they have attached a superb timber clad wing. However, internally the vendors have unified the space with a polished concrete floor running through the ground floor and modern minimalist styling throughout.

The front door is in the modern wing and accessed from the gravel driveway. It leads to an entrance hall, off which is a utility room with w.c. The remainder of the ground floor of the addition consists of a superb open plan kitchen/dining living space with bi-folding doors to the garden. It makes for a great space to entertain and opens into a double aspect sitting room in the original cottage. In the glass link is a staircase with bespoke metal balustrade, benefitting from the rural views. The vaulted principal bedroom has an ensuite shower

room and there are two further bedrooms and a bathroom.

There is a detached outbuilding with w.c and kitchenette which offers enormous potential to be used for a variety of purposes. Immediately to the rear of the house is a large terrace which is perfect for alfresco entertaining. The gardens are largely laid to lawn with mature hedging and shrubs. The property has a delightful rural outlook to the rear.

### SERVICES

Air source heat pump. Radiators and underfloor heating. Mains water and electric. Drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

East Suffolk District Council  
Council Tax Band E

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



3



1



2



15  
miles



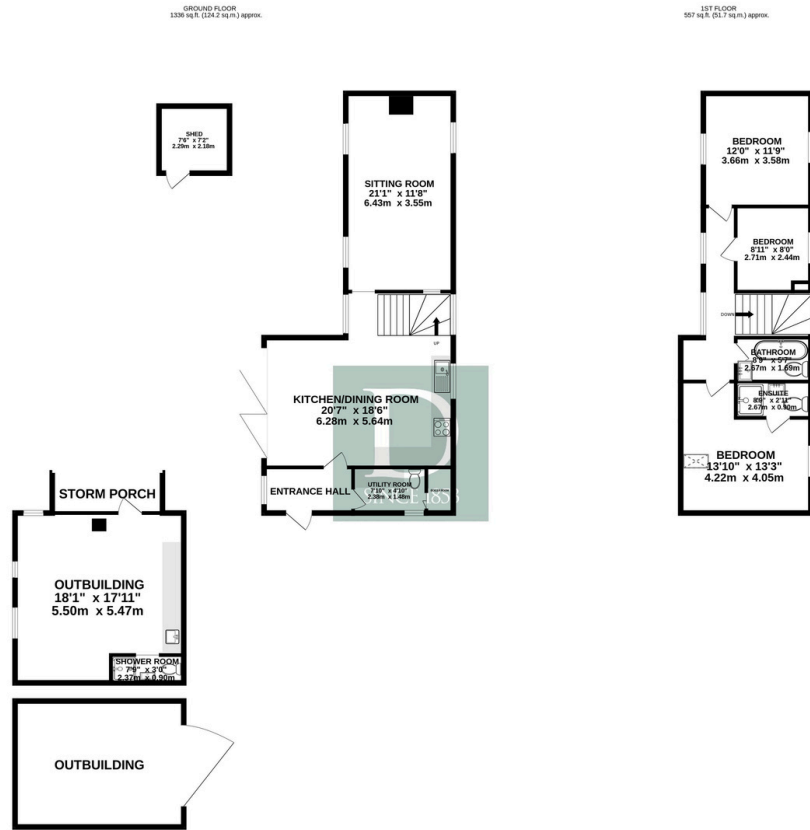
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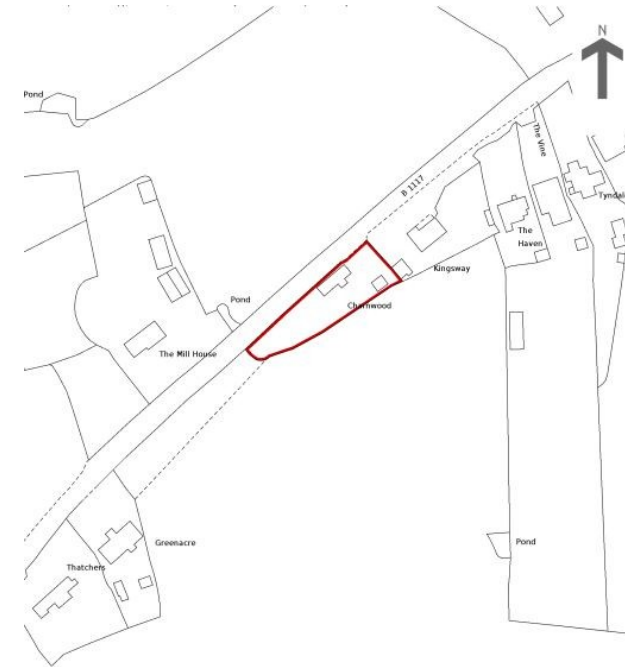
## FLOOR PLAN



TOTAL FLOOR AREA: 1893 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### CONTACT US

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