



White Leaf Cottage
Bickers Hill, Laxfield, Suffolk

**DAVID
BURR**



White Leaf Cottage, Bickers Hill, Laxfield, Suffolk, IP13 8DP

Laxfield is well served by a village store, primary school and pre-school, two village inns, All Saints church, Baptist chapel, refurbished village hall and large playing field which is host to many sports activities. Further amenities are available from the towns of Stradbroke, Halesworth and the well renowned town of Framlingham together with a mainline rail link at Diss (12 miles) and Stowmarket providing a direct line to London Liverpool Street (approximately 94 minutes).

A four-bedroom detached unlisted cottage enjoying an excellent position tucked away from the road towards the centre of this highly regarded Suffolk village and only a short distance from the amenities on offer. White Leaf Cottage offers versatile accommodation to both floors and has retained many characterful features throughout; of particular note is the subtle display of exposed timbers and studwork. Possibly one of the main key selling features of this charming cottage is its wonderful grounds that create an idyllic setting with established trees, fruit trees, pond, flower borders and views of the neighbouring countryside.

A four-bedroom detached cottage having subtle period features and located in a highly sought after Suffolk village.

Entrance door opening through to:

HALLWAY 1: A welcoming area with staircase rising to first floor and having understairs cupboard housing hot water cylinder. Wood flooring. Doors opening through to sitting room.

SITTING ROOM: This generous room has recently been fitted with underfloor heating and has a brick fireplace with inset wood burning stove set upon a part herringbone style brick hearth under a bressummer beam creating the main focal point of the room. This charming room has double aspect and double doors opening through to the delightful grounds.

CLOAKROOM: Having W.C. and wash hand basin with mixer tap. Tiled flooring. The boiler and solar system controls are located in this room.

DINING ROOM: A delightful double aspect room with a degree of exposed timbers and studwork. Large pantry cupboard. Wood flooring. Door to hallway 2.

HALLWAY 2: Stable front door opening to the grounds. Also having a staircase rising to the first floor. Side aspect through part-stained leaded light windows. Further door to;

KITCHEN: Fitted with oak fronted matching wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap, single drainer and plinth heater. Spaces for Rangemaster cooker under extractor hood and dishwasher. Exposed timbers. Fitted dresser. Spotlights. Door opening through to;

UTILITY ROOM: A useful room with wall and base units under work preparation surfaces having sink unit with mixer tap. Spaces for fridge freezer, washing machine and tumble dryer. Rear aspect. Tiled flooring.

First floor

LANDING 1: (accessed via hallway 1). An inviting area with front aspect and built-in storage cupboards. Door to;

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BEDROOM 1: A substantial room with three built-in wardrobes. Double aspect views with countryside beyond. Further door opening to;

EN SUITE: Fitted with shower cubicle having part tiled surround, W.C. with integrated cistern, bidet and sunken wash hand basin into vanity surround with cupboard beneath. Heated towel rail and linen cupboard.

LANDING 2: (accessed via hallway 2). Again, an inviting area with exposed timbers and offering rear aspect. Doors to;

BEDROOM 2: A delightful room with exposed timbers and studwork whilst offering front aspect.

BEDROOM 3: Offering front aspect with views of the garden. Linen cupboard.

BEDROOM 4: A versatile room with front aspect.

BATHROOM: Fitted with a panelled bath with mixer tap and shower over, W.C., and pedestal wash hand basin. Exposed timbers. Heated towel rail.

Outside

The property is approached via a part shared driveway which in turn leads to White Leaf Cottage and its grounds and the driveway continues to a **DOUBLE GARAGE** having power and light connected, personnel side door. The remainder of the front affords off street parking for multiple vehicles and offers flower beds. There is a half-height gate opening through to the grounds.

The grounds are a genuine delight having a pond area immediately abutting the property ideally placed to attract wildlife and designed to create an idyllic setting with surrounding established trees. The remainder of the grounds are predominately lawn with flower beds, designated vegetable patch, variety of fruit trees and a well-placed terrace area immediately

abutting the side of the house designed to enjoy the sun all day and through into long summer evenings. Vegetable patch. Greenhouse.

SERVICES: Mains water, drainage and electricity (augmented by solar and battery system) are connected. Oil fired radiator heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: TBC

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

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

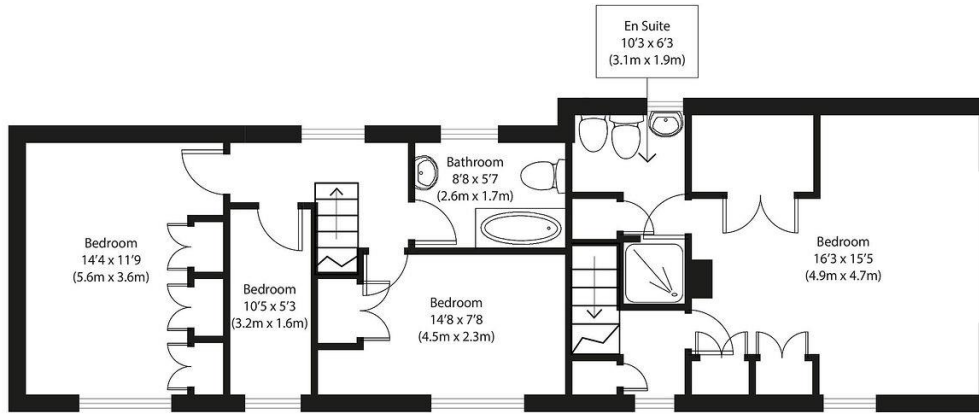


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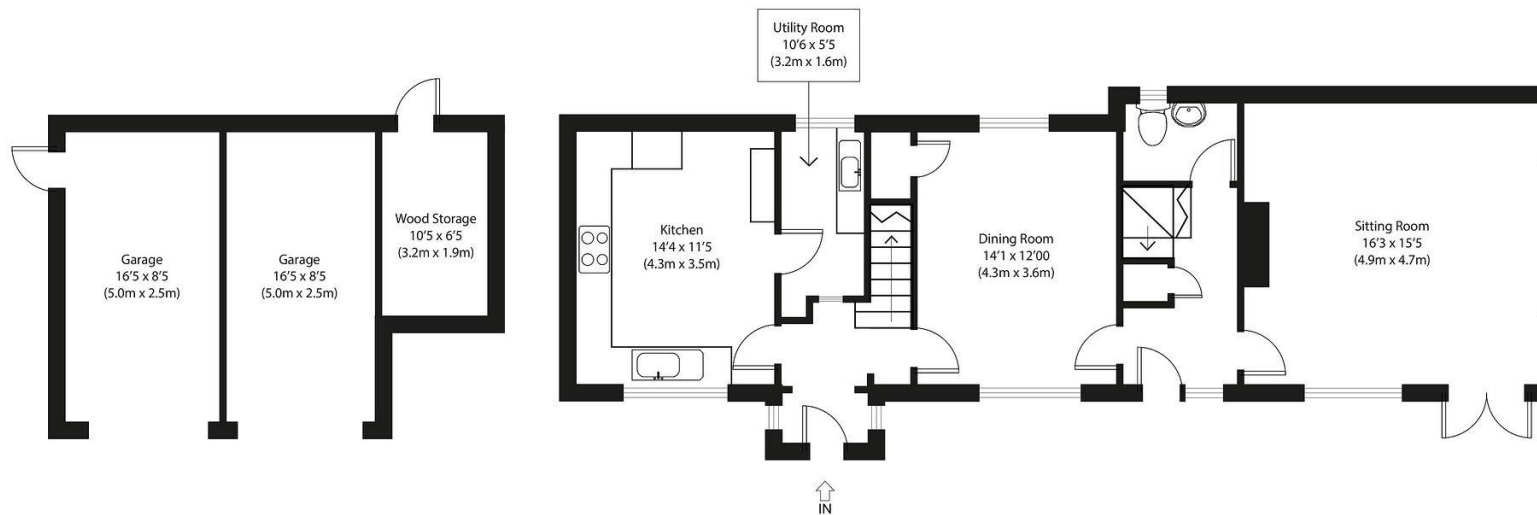
Approximate Gross Internal Area
 Main House 1690 sq ft (157 sq m)
 Garage 280 sq ft (26 sq m)
 Total 1970 (183 sq m)

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.ejphotocouk

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First Floor



Ground Floor

