



DAVID  
BURR

**Oak Cottage, The Street,  
Monks Eleigh, Suffolk**



# OAK COTTAGE, THE STREET, MONKS ELEIGH, SUFFOLK, IP7 7AU

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported village owned shop, post office, pub, village hall and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A charming two double bedroom, two en-suite cottage situated in the picturesque village of Monks Eleigh. The property offers an abundance of character throughout with exposed timbers, sash windows, inglenook fireplace and private cottage style garden to the rear. This property is being offered with **NO ONWARD CHAIN**.

## A two-bedroom characterful cottage with garden and off-road parking.

Front door leading to:-

**RECEPTION HALL/STUDY:** A solid wooden panel door brings you to this room with sash window overlooking the front garden, exposed timbers and generous ceiling height with solid wooden door leading to:-

**Inner Hall:** Finished with a terracotta tiled floor with door to utility room, dining room and opening leading to:-

**SITTING ROOM:** A particularly grand room with your attention immediately drawn to the large soft red brick inglenook fireplace with oak bressumer beam and Suffolk white brick hearth with two large sash windows to the front filling this room with natural light with exposed timbers and bespoke fitted shelving unit. Beyond this you will find a large walk-in cupboard with shelving offering a huge amount of storage with a further useful storage cupboard to an alcove neighbouring the inglenook fireplace with staircase to the adjacent side leading to first floor.

**DINING ROOM:** This room is finished with a stripped pine floor with open staircase leading to first floor and two large sash windows offering charming views over the rear garden.

**Rear hall:** This room is finished with a terracotta tiled floor with stable door leading to rear garden with space for a fridge/freezer and neighbouring storage. Opening to:-

**KITCHEN:** The kitchen is fitted with a wide range of shaker style cupboards with a thick wood effect worktop, attractive tile splashback and pretty views over the rear garden. Integrated appliances include a one-and-a-half composite sink with drainer unit and mixer tap, gas hob with extractor above, one-and-a-half eye-level oven with space for a dishwasher.

**UTILITY ROOM:** Tucked away off the inner hall, this is a really useful room housing the boiler with space for washing machine and tumble dryer as well as providing useful storage with a range of shelving.

**CLOAKROOM:** Large wash hand basin with vanity unit and WC.

**BEDROOM 1:** A generous master bedroom with built-in double wardrobe with exposed timbers and original floorboards and casement window to the front. Door leading to:-

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**EN-SUITE SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit with stone effect worktop surround and large walk-in shower with overhead shower and shower screen return.

## First Floor

**LANDING:** Accessed off the secondary staircase from the sitting room. Airing cupboard with shelving and doors leading to:-

**BEDROOM 2:** A generous second bedroom with exposed original floorboards and timbers with casement window overlooking the front garden.

**EN-SUITE:** Close coupled WC, pedestal wash hand basin with mixer tap, rolltop bath with Victorian style fittings.

## Outside

A block paved drive to the front provides ample **OFF-ROAD PARKING** and in turn access to the front door with established hedge boundaries as well as raised borders full of seasonal colour and side access gate leading to rear garden.

The cottage style rear garden is one of the property's most attractive features surrounded by raised borders offering an abundance of colour with central terrace seating area, an old original well and contemporary water feature with useful garden shed beyond.

**SERVICES:** Main water and drainage. Main electricity connected. LPG fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is Grade II listed.

**EPC RATING:** Exempt - Listed.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:**

**TENURE:** Freehold.

**WHAT3WORDS:** summaries.crisis.nodded

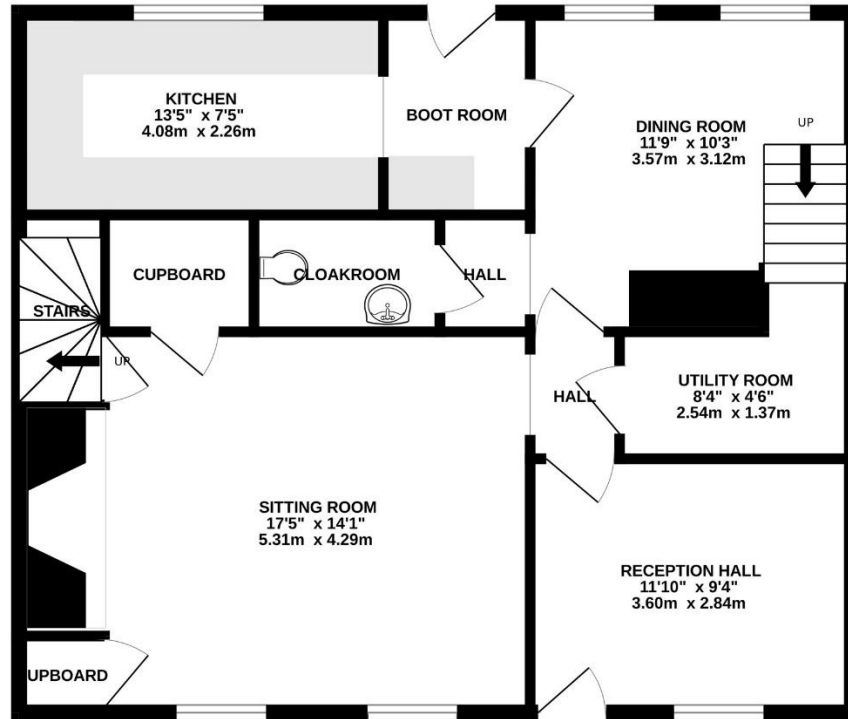
**CONSTRUCTION TYPE:** Timber.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

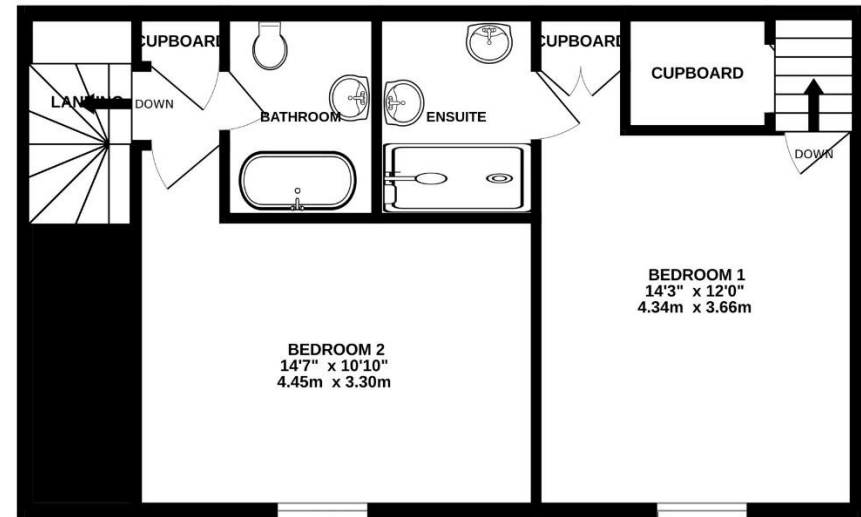
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GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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