



The Cottage
Fowls Watering | Wickham Market | Suffolk | IP13 0NR

RURAL BLISS



Seeking seclusion but requiring easy access to amenities? The tranquil location of this character cottage could decide it for you. Set on the quiet fringes of a well-served Suffolk village and within easy access of Woodbridge, this beautiful home offers far-reaching countryside views and a plethora of character features. With four bedrooms, three reception rooms, a double garage and a superb garden room successfully run as a commercial holiday let, the qualities of this fabulous property cannot be overstated.



KEY FEATURES

- Superb Detached Cottage
- Fabulous Rural Location
- Magnificent Views
- Located At The End Of Long Private Driveway
- Four Bedrooms
- Bathroom and Shower Room
- Cosy Sitting Room
- Formal Dining Room and Useful Office
- Double Garage and Off Road Parking
- Garden Room Currently Used As A Holiday Let

The location may have been what initially attracted the current owners to this stunning character cottage 11 years ago, but it was the property itself that convinced them that it was their perfect family home. "It was everything we were looking for," the owner explains. Being new to the area, they were enchanted by the peace and quiet, the beautifully clear night skies and the friendly community. They were also impressed by the convenience of having so much nearby, with Woodbridge less than six miles away and Wickham Market just a stone's throw from the property.

Step Inside

The ground floor has been largely opened up, creating an easy flow between the rooms. Exposed beams and rustic brickwork accent the whitewashed walls providing peeks into the property's 300-year history. In the sitting room, overflowing with charm, a woodburning stove and a delightful original bread oven take centre stage. Contrary to the stereotype of dark cottage rooms, this room dispels any such notions with its bright and inviting air, thanks to a generously sized window.

Delightful Dining

A formal double-aspect dining room provides a welcoming stage for family mealtimes and dinner parties as well as offering picturesque views of the pretty garden and surrounding countryside. An open fireplace with a canopy delivers a traditional focal feature to the room and was swapped with the woodburning stove now located in the sitting room.

Kitchen Cheers

Within the past few years, the kitchen has undergone a modern update and now this cheerful room showcases pretty sage green cabinets paired with elegant, black-flecked countertops. The exposed brick walls have been tastefully painted to harmonise





KEY FEATURES

with the Shaker-style cabinets. Glazed sliding doors allow convenient access to the attractive garden where a block-paved patio offers a pleasant sun trap and a welcoming space from which to enjoy the garden. A floating staircase rises from the kitchen area to the rooms on the first floor.

A useful utility room provides overflow storage for kitchen items and plumbing for a washing machine. Additionally, the utility room provides access to the useful ground-floor shower room which has been tastefully fitted with a spacious walk-in shower enclosure, WC and sink. Home workers will appreciate the ground floor study, which provides a comfortable space to tuck yourself away from the busier areas of the house and focus on work.

Exploring Upstairs

There are four bedrooms on the first floor, each providing captivating views across the surrounding countryside. Useful wardrobes have been fitted into each of the eaves bedrooms to maximise the irregular spaces created by the sloping ceilings. A bright, partially tiled family bathroom with full-sized bath serves the bedrooms.

Step Outside

Set down a single-track country lane, this idyllic location could not be quieter. The property is accessed through a five-bar gate, leading to a driveway with generous parking and a double garage. The charming private gardens surrounding the cottage comprise a lawned area, many well-established shrubs, mature trees, a practical greenhouse and herb garden. A generous patio space provides a welcoming spot for outdoor seating and a children's tree house will delight younger family members.

Room For Family

When the owners bought the property, the garden room was just an empty shell. Quick to realise its potential, they fitted it with a kitchenette and connected it to mains water and power to create open-plan accommodation and a separate shower room. They even installed air conditioning, transforming it into a highly rentable holiday let. While it currently provides passive income the space is also highly adaptable, providing scope to create an arrangement that works for your family's needs. If you have a teenager desiring their privacy or an older relative seeking independence within close proximity of family, this could be a workable solution.

















The Garden Room











INFORMATION



On The Doorstep...

The village of Fowls Watering sits on the edge of Wickham Market and within easy reach of the village amenities, which include a range of shops, a primary school, church and several restaurants. The owner explains how this active community runs many events from the village hall, including exercise classes, fundraisers and film nights.

How Far Is It To...

The charming town of Woodbridge is located only six miles away. Described as one of the gems in Suffolk's crown, Woodbridge combines excellent facilities and shops with superb pubs and restaurants as well as plenty of indoor and outdoor activities. Located along the River Deben and only 8 miles from the coast, the town is associated with the most important Anglo-Saxon site in the UK; Sutton Hoo. Woodbridge Station offers frequent train services connecting commuters to Ipswich and beyond, with direct routes extending to London Liverpool Street.

NOTE: We are informed that as far as the vendors are aware they own the track - the neighbour has access across it- there is also a public footpath down the track past the house and a left hand turn across the fields and on to the railway station.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... ///plantings.spine.hack

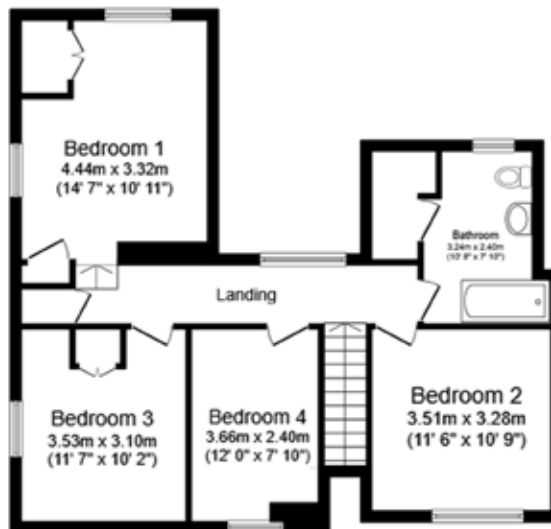
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage
Broadband Available - Current provider is Sky. Buyers are advised to check with their chosen provider regarding service offered.
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
East Suffolk Council - Tax Band E
Freehold

Approx. Internal Floor Area - 1586 Sq ft / 147.3 Sqm
 Approx. Internal Floor Area of Cabin/Outbuilding - 218 Sq ft / 20.3 Sqm
 Approx. Internal Floor Area of Double Garage - 316.4 Sq ft / 29.4 Sqm



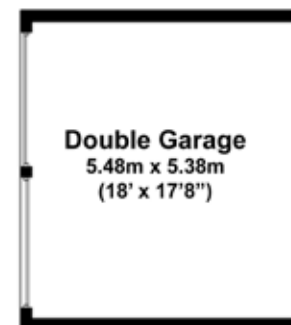
Ground Floor



First Floor



Cabin



Double Garage
 5.48m x 5.38m
 (18' x 17'8")

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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