



Orchard Cottage
Wickham Road | Finningham, Stowmarket | Suffolk | IP14 4HT

MODERN COTTAGE



Once a cottage, but more recently expanded into a much larger home, this property enjoys a generous corner plot in the pretty village of Finningham. Five bedrooms, two bathrooms plus a downstairs shower will accommodate a family with ease and there is plenty of space to work from home too.



KEY FEATURES

- Excellent Detached House
- Great Village Location
- Wonderful Views To The Front
- Four Garages
- Generous Gardens and Plenty Of Off Road Parking
- Five Comfortable Bedrooms
- Bathroom And Shower Room Plus Ground Floor Cloakroom
- Three Reception Rooms
- Fitted Kitchen and Useful Utility Room

Originally constructed in 1972, and expanded in the early 2000s, the detached house sits in a plot which was once part of a farm orchard – as evidenced by several fruit trees which still remain. A gravel drive sweeps almost entirely around the property with parking for numerous cars and three garages supply under-cover parking in addition.

Step Inside

The evolution of the house means there is a choice of entrance, both of which you can drive right up to. The original entrance to the older cottage is now more of a back porch to the garden, while the newer entrance is the one you see first and which now leads to the hall connecting all downstairs accommodation. As is traditional, the original entrance leads directly into a large sitting room from where stairs rise to the first floor. With two wide runs of windows to the south and west, and with the staircase open underneath, this is an expansive space which feels bright and airy. The size of this room, at well over 300 square feet, offers flexibility of use, and furniture might be arranged in a number of ways. A simple brick fireplace, traditional in style with a wide oak lintel, houses a wood-burning stove. A door leads directly to the kitchen next door where cream-coloured shaker units contrast with black appliances, including an Elan edition Rangemaster stove. The wide galley layout is practical and easy to navigate, but there is still plenty of space at one end of the room for a table and chairs.

Connected Spaces

Across the hall is a separate dining room for more formal occasions. Double doors in here – glassed to enable light to flow to the centre of the property – lead directly to the sitting room, the adjacency of these rooms being ideal for entertaining as the spaces can be opened up or closed off as desired. An intriguing hatch can be opened between the dining room and the utility next door, an unusual arrangement installed by a previous owner with





KEY FEATURES

the purpose of serving drinks to his guests. As utilities go, this one is decidedly above-average – almost a kitchen in itself, with a sink and plenty of counterspace and storage. It will surely come into its own at Christmas or other large gatherings. A shower in here is an ingenious idea which ensures footballing children or muddy dogs can be hosed down before entering the rest of the house. Also downstairs are a study and a WC.

Exploring Upstairs

On the first floor are five bedrooms – three doubles and two singles. Of the smaller rooms, one is currently in use as a home gym but both would make ideal offices for home-workers. The lower pitch of the roof in the newer side of the house means some of these bedrooms have partly vaulted ceilings and dormer windows, lending an atmosphere of cosy enclosure. Two large family bathrooms serve all five bedrooms, one with a luxurious freestanding bathtub and shower stall, the other with a dramatic red splashback around the over-bath shower.

Step Outside

The gardens wrap around the house with gates at the halfway point ensuring a large dog-proof area. Many trees survive from the original orchard – apples, pears, walnuts – and the plot is otherwise put largely to grass, meaning easy upkeep. A brick patio at the back of the house faces west and is thus a good spot for afternoon and evening sunshine. Next to it, a covered area provides a perfect barbecue spot. Three garages perform different functions. The original single garage was once detached but was joined to the old house by the modern extension. Carpeted, it retains the lights you'd expect to find above a pool table, suggesting a games room or teen hangout. On the other side of the house, a newer double garage is equipped with lighting and power and would suit anyone looking for a workshop space. A summerhouse at the end of the garden is also equipped with lighting and power would make a delightful garden office. There is also a separate single garage.

On The Doorstep

A friendly village with an active community group, Finningham enjoys a tranquil spot and country walks are on the doorstep. The White Horse pub serving real ales is just a few steps away. Just half a mile hence is Finbow's Yard which hosts a number of businesses including House of Suffolk distillery, home of Betty's Gin, and EmZo cafe. With DIY and antiques retailers, it's especially useful for the home.

























INFORMATION



How Far Is It To

Despite being nestled deep in beautiful Suffolk countryside, the location is surprisingly well connected. The arterial A140, running between Ipswich and Norwich is a few minutes' drive away. Meanwhile Stowmarket with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 15 minutes away. From here are fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge.

Directions

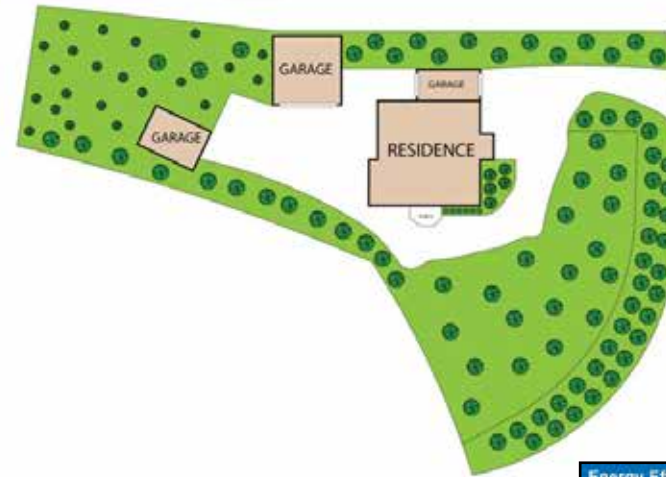
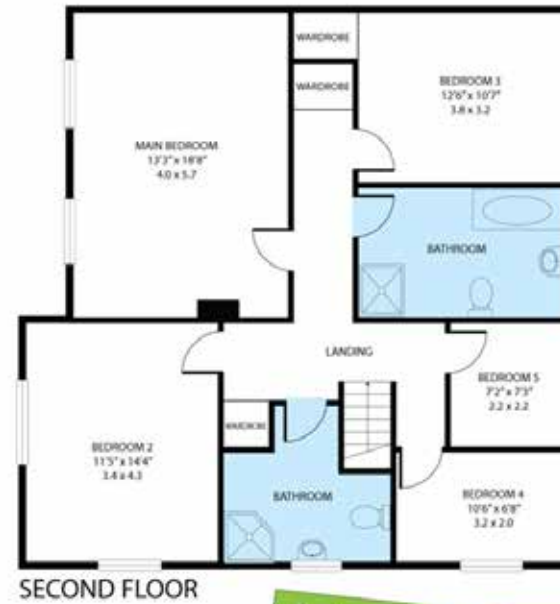
Proceed from the market town of Diss in a southerly direction down the A140 and take a right hand turn at the White Horse Inn signposted Finningham. As you enter the village take a right hand turn signposted Gislingham. The property will be the first house in the left hand side set up on a slightly elevated position.

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, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band D
Freehold



Wickham Road, Finningham IP14 4HT
TOTAL APPROX. FLOOR AREA 2,186 SQ.FT - 203 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

