



DAVID  
BURR

**September Cottage, 7 Church Road  
Battisford, Suffolk**



# September Cottage, 7 Church Road, Battisford, Suffolk, IP14 2HQ

Battisford is a charming rural village surrounded by countryside and farmland. Centred around the church of St Mary with a village cricket club, play area and village hall offered a number of clubs and the popular Punchbowl Inn. The village is located betwixt the market town of Stowmarket and Needham Market both with a good range of everyday amenities, schooling, shopping and recreational facilities together with a mainline rail link to London Liverpool Street.

September Cottage is a delightful period Suffolk home set in a truly spectacular location along a designated quiet lane and offering uninterrupted views across the Suffolk countryside. The spacious and versatile accommodation is presented in excellent order throughout, featuring a generous entrance hall, sitting room with a stunning inglenook fireplace, dining hall, recently updated luxury kitchen and utility room, ground floor shower room and a conservatory providing views across the rear garden. Upstairs, you will find three double bedrooms and a family bathroom. This beautiful home provides a perfect retreat with stunning views and spacious living areas, ideal for a family seeking a countryside lifestyle.

## **A blend of period charm and modern conveniences, set in a private and tranquil location with stunning views.**

**ENTRANCE HALL:** Provides access to the ground floor rooms and stairs to the first floor.

**SITTING ROOM:** A spectacular room with exposed ceiling beams and a brick inglenook fireplace with an inset stove. Double aspect with windows to the front and side, allowing natural light to flood in.

**DINING HALL:** Features exposed beams and a window with garden views.

**KITCHEN:** Fitted with modern wall cupboards and base units under a work surface. A feature exposed brick wall with an inset Rayburn and windows to the front and rear aspects. A door leads to the conservatory.

**UTILITY ROOM:** Space and plumbing for laundry, additional storage, and a door to the garden.

**SHOWER ROOM:** Recently updated modern shower room with a corner shower cubicle, WC, and wash basin.

**CONSERVATORY:** Double glazed with an insulating cover on the glass to moderate the temperature throughout the year. French doors open to the rear patio and gardens.

### **First floor**

**LANDING:** Provides access to the bedrooms and family bathroom.

**BEDROOM 1:** Bright and airy double room with a window to the side aspect and a walk-in cupboard.

**BEDROOM 2:** Window to the front aspect.

**BEDROOM 3:** Window to the side aspect.

**BATHROOM:** A spacious family bathroom recently updated with a modern white suite including a panel bath with waterfall shower over, WC and wash basin. Window to the front aspect.

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## Outside

The property is approached via a shingle driveway providing off-road parking. **DOUBLE GARAGE** with light, power, fitted log burner and with up-and-over doors.

The rear garden has a generous lawned area enclosed by mature hedging and shrub borders, along with well-stocked flower beds and a secluded suntrap patio area. A footpath leads to the garden from the front.

**SERVICES:** Main water and electricity are connected. Private drainage. Oil fired heating to radiators. The property has solar panels which are owned and benefit from FIT payments. The benefit will pass to the new owners on completion. **NOTE:** None of these services have been tested by the agent.

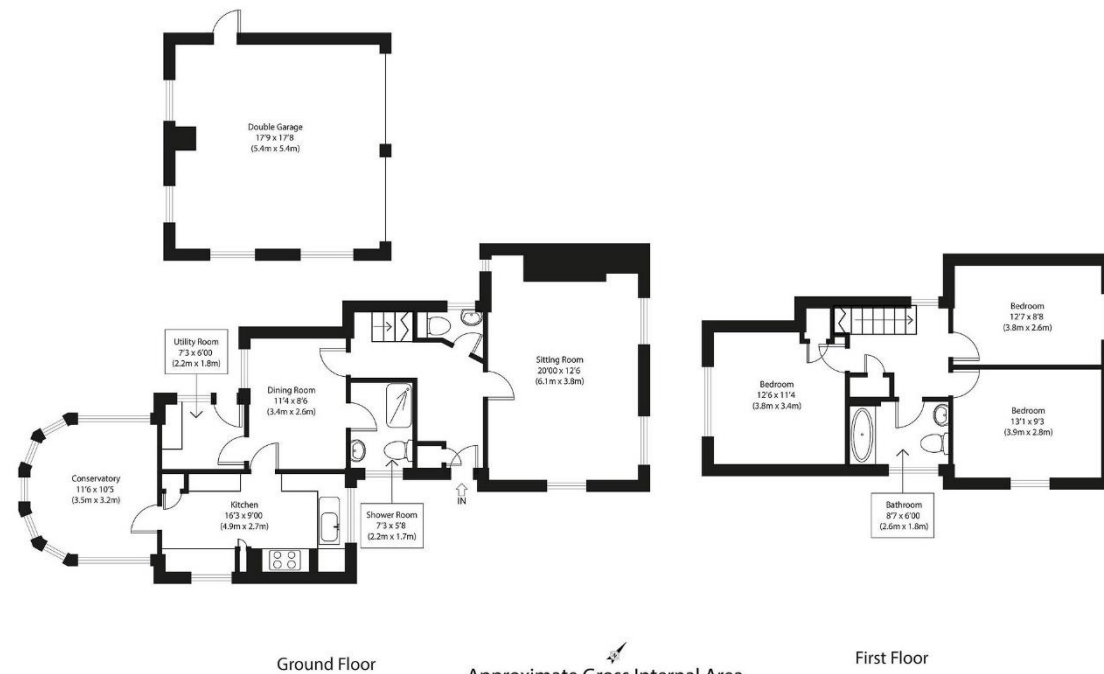
**LOCAL AUTHORITY:** Mid Suffolk District Council – Band C

**EPC RATING: D**

**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.



Approximate Gross Internal Area  
Main House 1345 sq ft (125 sq m)  
Garage 320 sq ft (30 sq m)  
Total 1665 sq ft (155 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to provide the most accurate floorplan and measurements, there may be differences between the actual measurements and those shown on the floorplan. Please contact the agent for further details.





