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*3 Church Cottages, Chediston*  
Halesworth, Suffolk IP19 0AU

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Southwold - 10 miles

Norwich - 26 miles

This charming two bedroom period cottage is full of character and situated in the centre of the quiet hamlet of Chediston, close to the church. Now requiring some updating but with the benefit of large front and rear gardens. Offered chain free.

Accommodation comprises briefly:

- Open plan sitting room with a large open fireplace and kitchen area
- Lean-to garden room
- First floor shower room
- Large first floor double bedroom
- Further second floor double bedroom
- Deep front garden and large private established rear garden
- Parking
- Electric heating
- Full of period features - such as wall and ceiling timbers, fireplaces and exposed brick work
- Double glazed windows
- Some recently fitted carpets
- Opportunity to restore a cottage in a wonderful peaceful location



### The Property

The front porch door opens into the good sized sitting room with a brick fireplace with a raised hearth with an open fireplace and a large double glazed window to the front aspect. The kitchen area is found to the rear with a sliding patio doors to the lean-to garden room. A door from the kitchen gives access to the staircase and first floor landing.

There are two bedrooms, one the first floor and a further double on the second floor. The generous main bedroom also has a fireplace and a large window overlooking the front garden, church and countryside beyond. The second floor bedroom also enjoys these lovely views. There is a shower room on the first floor with a w.c. sink and shower cubicle and an airing cupboard.

This period terraced cottage with many of its original features has been a main home for several years but would now benefit from some updating.







## Garden

The deep lawned front garden is interspersed with shrubs and approached by foot from the lane leading past St Mary's church to the church car park. The large private rear garden has a large variety of established trees and shrubs with lawns and a central paved area for sitting out. There are storage sheds for a variety of uses, at the bottom of the garden is a large timber building previously used as a studio. A gate gives access to a parking space to the rear of the garden off Chediston Green.

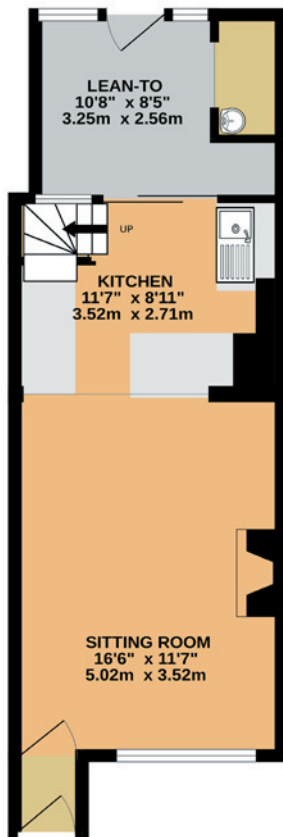
## Location

The property is situated in the centre of the village of Chediston just two miles from the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 30-minute drive away.

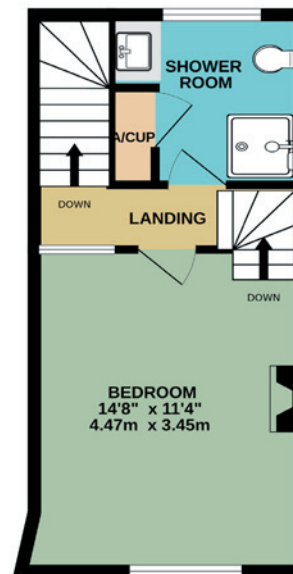




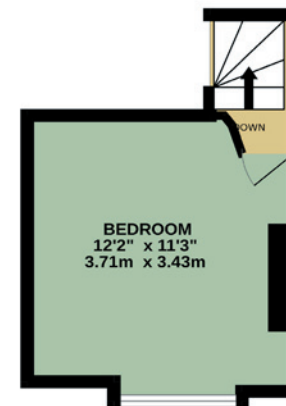
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Electric heating. Mains water and electricity. Private drainage.

### Local Authority

East Suffolk District Council

Postcode: IP19 0AU

EPC: F

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide price: £215,000

To arrange a viewing, please call 01986 888205

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Diss	01379 644822
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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