



ROSE COTTAGE

HIGH STREET, YOXFORD, IP17 3EP



This beautifully maintained character four-bedroom detached house, has recently been fully re wired, with new plumbing and gas central heating/boiler and refurbished roof/gutters and fascias. The property boasts an immaculate interior with ample parking for 5 to 6 cars and is surrounded by well-kept gardens making it an exceptional home, that must be seen to be fully appreciated!

As you step into Rose Cottage, you are welcomed by the spacious kitchen and dining room, the heart of the home. This area serves as a central gathering spot, ideal for family life and entertaining guests. The kitchen is well-appointed with a variety of integrated appliances, complemented by ample wall and base units. Double doors from the kitchen open directly onto the patio, seamlessly blending indoor and outdoor living. With triple aspect views, the area is full of natural light. The dining area has a fireplace which could easily be opened up. Moving through the property, a cloakroom, toilet and wash hand basin is situated off the hallway. The living room is another generously sized space which retains plenty of the character of the cottage and offers dual aspect views and features a charming fireplace with working wood burner as the room's focal point. At the far end of the property lies the snug, a delightful additional reception room that can also serve as a home office or playroom. This room also benefits from double doors that provide direct access to the garden.

Upstairs on the first floor, you'll find four spacious double bedrooms. Three of these bedrooms offer views over the front of the property. The fourth bedroom is double aspect with delightful views of the garden and Yoxford church. This room offers a private retreat with its own bathroom featuring bath/shower, basin and toilet. The family bathroom is equipped with a bath/shower, a basin, and a toilet.

Outside, the front of the property provides ample off-road parking, accommodating up to five or six cars. Additionally, there is a large workshop with power - this holds potential for conversion, subject to planning approval. Next to the workshop is a gardeners' toilet. The rear garden is beautifully landscaped surrounded by mature shrubs and trees. Pathways lead you through the garden which has various areas of interest. At the far end of the garden is a summer house with power and bifold doors which offers the perfect setting for entertaining or for use as an outside office.

TENURE- Freehold

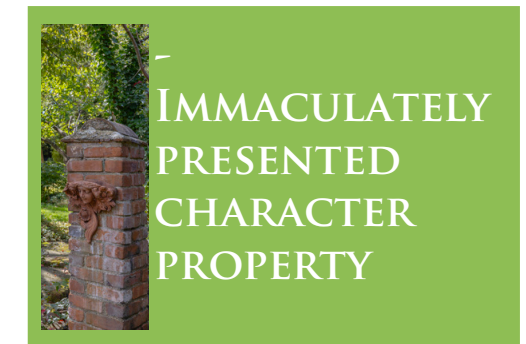
SERVICES Mains water, electricity and gas are connected to the property. Drainage is via a septic tank. Heating is provided by way of gas underfloor heating on the ground floor and radiators on the first floor. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - F

EPC - D

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



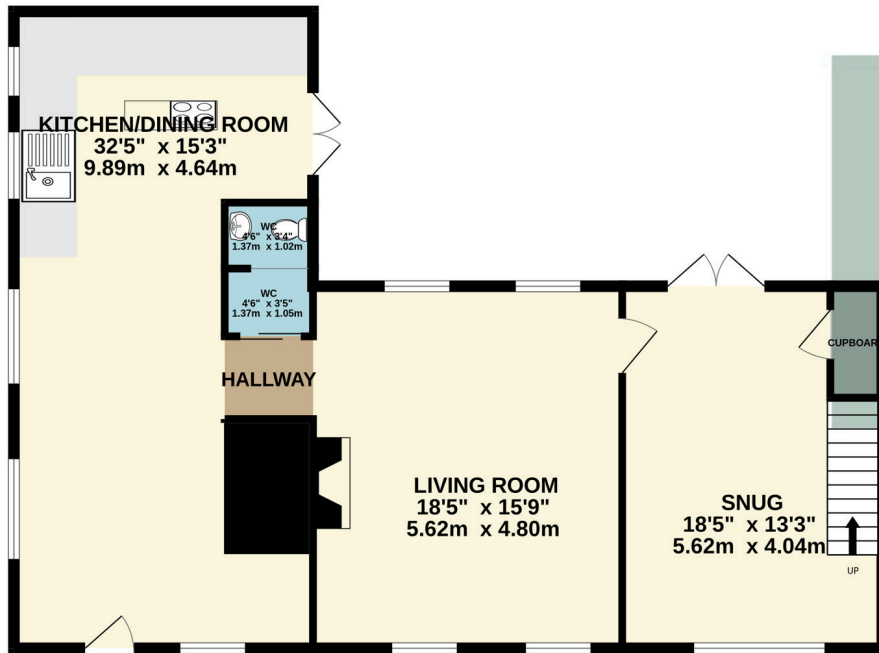




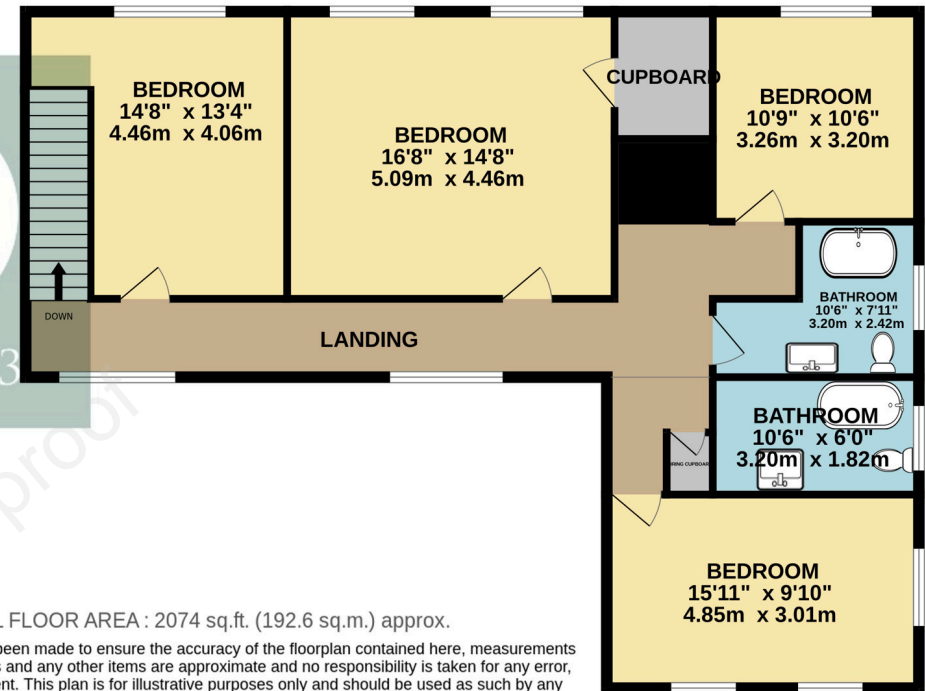


FLOOR PLAN

GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.6 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.
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