



Alvor Cottage
Forward Green | Stowmarket | Suffolk | IP14 5HR

VERSATILE LIVING



The current owners were drawn to this house due to the potential for multi-generational living and the scope for an annexe that could be separate or easily interconnected.

Set in a peaceful plot of 0.3 acres, with four bedrooms and plenty of entertaining space, this home adopts an enviable position in this little hamlet providing ample living space within seclusion.

Surrounded by nature but with connectivity within 10 minutes to the A14 and A140 plus rail links for the school run, shopping and work - the perfect spot.



KEY FEATURES

- A Beautiful Detached Property with an Integral Annexe in the Village of Forward Green near Stowmarket
- The Main House has Three Bedrooms; Two Bath/Shower Rooms
- The Fantastic Principal Bedroom benefits from an En-Suite Shower, Dressing Room and a Balcony
- Kitchen/Breakfast Room with Separate Large Utility Room
- Two Reception Rooms and a Conservatory
- Integral One Bedroom Annexe with Sitting Room, Kitchen and Shower Room
- Large Office/Study
- Two Garages both with Electric Doors
- The Plot extends to approximately 0.3 of an acre (stms)
- Exceptional Views and Access to the Surrounding Countryside
- The Accommodation extends to 3,629sq.ft.
- Energy Rating: B

With gardens surrounding the whole house, the current owners have substantially improved and extended this home to create a superbly flexible space – the opportunities are endless whether keeping the annex separate or integrating it with the main house, working from home or using the current office as extra living space or just enjoying this in its entirety as a fabulous family residence.

Step Inside

A rather grand lobby with double internal doors, practical stone flooring and door straight to the kitchen makes unpacking the weekly shop less of a chore! The lobby leads to a spacious entrance hall, and superb cloakroom offering a luxury feel - this tone continues as you enter the kitchen, lounge and conservatory which can all be opened out for large gatherings, many of which have taken place over the years. The formal dining room has space for a large table and boasts opulent William Morris wallpaper – just beautiful. Even the huge utility room is beautifully designed to make life easy and even has a stable door – great for sorting muddy boots and paws after long country walks.





KEY FEATURES

Lavish Comfort

The quality contemporary kitchen has a marvellous centre preparation island with granite worktop and extra sink, plus impressive electric Aga which makes this a cosy space in winter. Sliding doors connect the kitchen, the welcoming lounge with warm décor and stunning fireplace with log burner, and a large conservatory with underfloor heating which displays panoramic views over the mature gardens. You can keep these rooms separate for cosy nights and for differing recreation needs or open out when the family descends, versatility exists here.

The Annexe

The annexe is accessed from the central hallway into a bright airy kitchen with integral appliances. A substantial, comfy, living room, double bedroom and magnificent wet room make this the obvious choice for guests, teenagers or multi-generational living. An office completes the ground floor offering, and has its own external door, ideal for working from home or business privacy.

Exploring Upstairs

The first floor has two great sized double bedrooms and large family bathroom on one side of the landing whilst the principal bedroom feels like its own wing of the house, with gorgeous contemporary ensuite, dressing room and balcony for stunning field and garden views – wonderful to wake up to.

Step Outside

The changing of the seasons and wildlife can be witnessed here - the current owners have been privileged to watch, from the master bedroom balcony, the resident barn owls feeding their chicks, listen to buzzards call when flying in the immense Suffolk skies and can take in the farming calendar from the fabulous field views. The wrap around gardens, complete with lighting, offer privacy whether enjoying a morning cuppa from the designated southeast deck at the top of the garden, or the evening sun on the southwest facing patio or even working green fingers with the raised beds, greenhouse and composters. The current owners have grown an array of produce including strawberries, cabbages, lettuces and tomatoes and even have his and her garden sheds! Country walks can be taken direct from the property too, so a stroll in this beautiful area is always available. Two single garages, both integral and both with electric doors complete easy living here.





























INFORMATION



On The Doorstep

Forward Green is part of a collection of small villages which together make up the Stonhams, while the larger settlement of Stowupland, with its two pubs, lively village hall, schools (primary and high), supermarket and independent butchers, is a five minute drive away. Stowmarket town is an eight minute drive and provides all main amenities.

How Far Is It To?

Less than five minutes in the other direction will bring you to the A140, putting Ipswich (20 minutes) and Norwich (50 minutes) in easy reach. Historic Bury St Edmund's, meanwhile, is just over half an hour away on the A14.

Directions

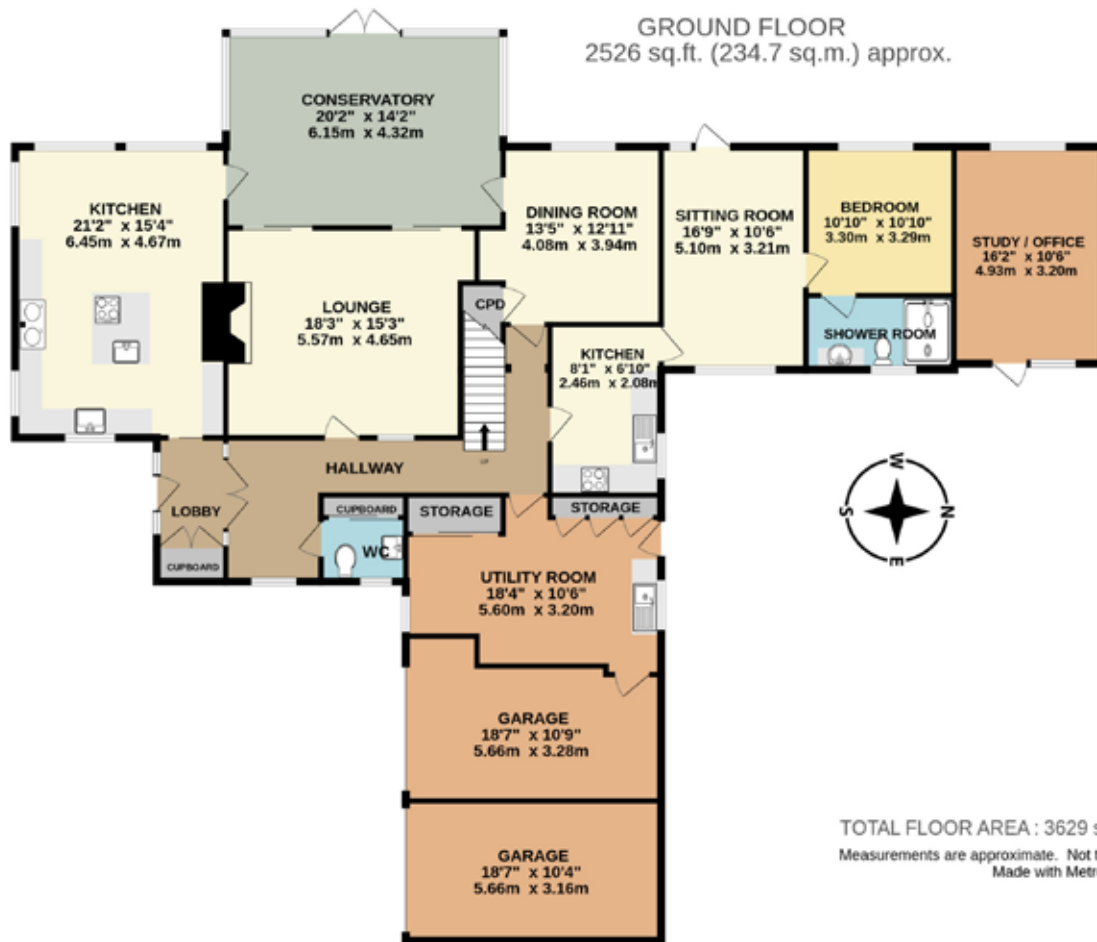
From Diss head south on the A140 and turn right on to the A1120 at Earl Stonham. Turn left after the village hall onto Chapel Lane follow along to Mill Lane and the house is on the left in Stearns Lane.

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... [mainly stylist.offstage](https://www.mainly stylist.offstage)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargester
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



TOTAL FLOOR AREA : 3629 sq.ft. (337.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcrea.com</small>			

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