



Garden Cottage

Freehold Guide Price £ 550,000



Church Road | Otley | Suffolk | IP6 9NP



A charming four bedroomed detached family cottage dating back to 1830. This unique property was formerly a school house that housed the Home Guard in World War I and II.

With spacious and well planned accommodation throughout, Garden Cottage benefits from a corner plot that provides plenty of parking, a generous sized garden and patio and further outbuildings.

Situated in the much sought after village of Otley, the property has some lovely little details, like an exposed beam, attractive detailed front door and a lovely circular window that only adds to the charm of the home.



An attractive pointed arch front door opens into the

Entrance Hall

With decorative tiled flooring, radiator and doors to

Sitting Room

A cosy room, situated to the rear of the house with French doors leading onto the patio and garden beyond, windows to side elevation that include a charming circular window and column radiator.

Study

A pocket sliding door leads into the study from the sitting room, with a bay window to front aspect and column radiator beneath. One wall is lined with bookshelves. There is a lovely cast iron log burner on a granite hearth with tiled surround and painted wooden mantle.

Kitchen

A well-equipped and spacious kitchen comprise of a good range of wall and base units, inset sink and drainer, integrated dishwasher, space for a large fridge freezer, four-ring electric hob with splashback and extractor, integrated oven and separate microwave. There is space and plumbing for a washing machine and built-in wine storage. Window to rear aspect, overlooking the garden.

Dining Room

Window to front aspect, part vaulted ceiling with velux window and archway to kitchen.

Utility Room

With access to the rear patio and garden beyond, through a double-glazed door, this room provides space for shoes and coats with base unit storing the boiler and providing space for a tumble dryer with worktop. Quarry tiled floor.

Cloakroom

WC with a quarry tiled floor.







Stairs from entrance hall to **Split level First Floor Landing**

Velux window to front elevation.

Bedroom One

A good-sized double with built-in wardrobes and window to front aspect, radiator and carpet to floor.

Bedroom Two

A double with radiator, carpet to floor and window to side aspect. Access to loft.

Bedroom Three

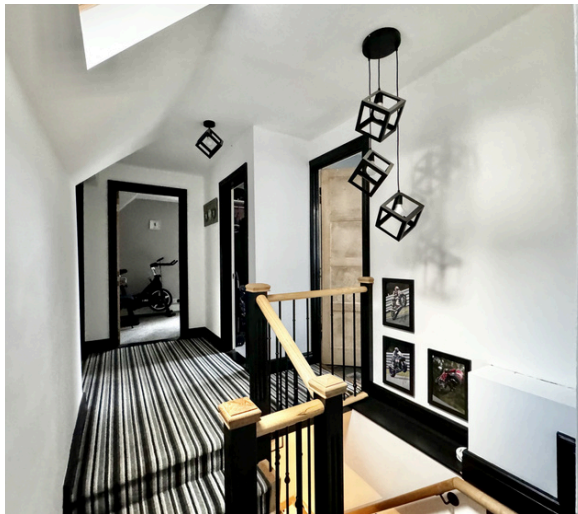
A small single, currently used as a dressing room with built-in shelving and hanging space, Velux window, radiator and carpet laid to floor. Built-in airing cupboard that houses the immersion tank.

Bedroom Four

Another good-sized double with Velux window to rear aspect, a further window to side aspect , radiator and carpet laid to floor.

Family Bathroom

Part-tiled in a pleasing monochrome design, the family bathroom comprises a panelled bath, with corner shower, circular wash hand basin and wall mounted WC. A Velux window to rear aspect ensures plenty of light.



Outside

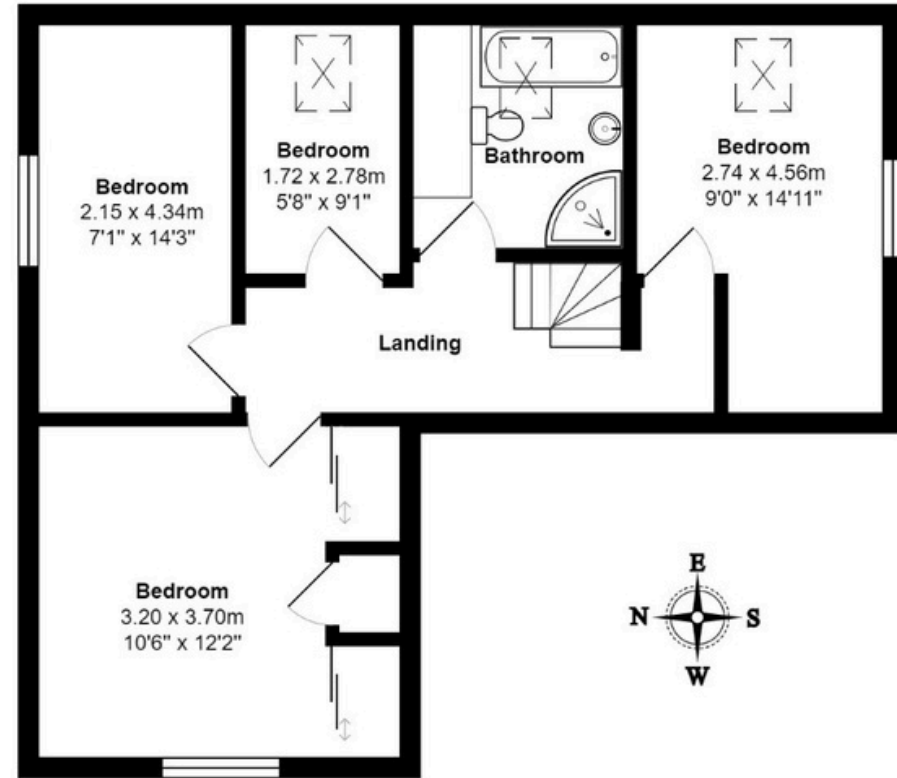
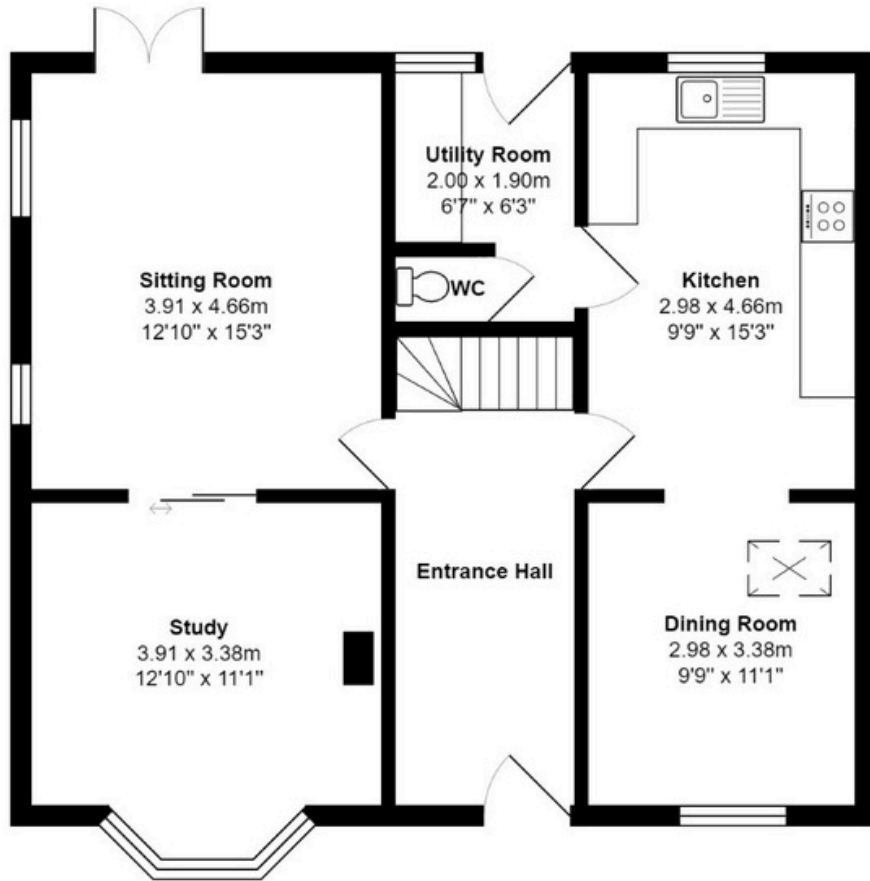
The property is approached from the rear through electric double gates onto a gravel drive providing ample parking. There is a cartlodge providing under-cover parking for two cars, with a large workshop and further smaller shed to the other side. There is also a lovely summer house that overlooks the garden. The garden is enclosed with mature hedging to one side and wooden fencing to the other. There is a good-sized lawn with paved patio and pathway with lighting leading up the cottage.

The front of the property is enclosed with a brick wall to one side and further mature hedging to the other. There is a grass area with paved pathway leading to the front door.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Total Area: 132.9 m² ... 1431 ft²

All measurements are approximate and for display purposes only

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Services

We are advised by the Vendors that mains electricity, water and drainage are connected. The property benefits from oil-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - D - £2179.55

What Three Words

///precautions.cyclones.scavenger

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

Out of hours - Mark Halls MRICS FNAEA CREA

Managing Director - 07770 814748

About The Area

Otley is a well served Suffolk village approximately 8 miles north of Ipswich and 7 miles north-west of Woodbridge offering convenient access to Suffolk's Heritage Coast which is an Area of Outstanding Natural Beauty.

The village is home to Otley College (agricultural and horticultural) and Otley Hall (a Grade II listed 16th century moated hall). The village benefits from a Post Office & Village Shop, St. Mary's Church, Village Hall, a Public House (The White Hart) that serves food and drink, Doctors Surgery, Playgroup, Primary School and Bus Service.

The County Town of Ipswich benefits from a railway station located on the Great Eastern Main Line approximately seventy miles east of London Liverpool Street Station and a journey time of approximately 70 minutes.



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