



**Watermill Cottage**  
Kedington, Suffolk

**DAVID  
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# Watermill Cottage, Mill Road, Kedington, Suffolk CB9 7NN

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill and Cambridge beyond (20 miles). The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside.

This charming Grade II Listed 'chocolate box' cottage is situated in the heart of the village enjoying a delightful outlook towards meadowland. The property has been meticulously updated by the current owners to create a charming cottage blending original period features with modern finishes, all set within mature cottage style gardens with off street parking and a single garage.

## A beautifully presented Grade II Listed cottage in the heart of the village.

Entrance into:

**ENTRANCE HALL** With stairs rising to the first floor.

**SITTING ROOM** A light, double aspect room featuring an attractive brick open fireplace, exposed beams and window shutters.

**DINING ROOM** A delightful room featuring an impressive inglenook fireplace with wood burning stove, exposed beams, oak flooring and window shutters.

**STUDY** A charming room featuring exposed beams and fitted mahogany book shelves with outlook into the garden.

**KITCHEN/BREAKFAST ROOM** A lovely light room extensively fitted with a range of units under wooden worktops with a double sink and drainer inset, Fired Earth granite tiled floor. Appliances include a gas oven with 4 ring hob, plumbing for a washing machine and dishwasher, integrated fridge and freezer. Stable door leads to the garden. The kitchen is open plan through to the **Breakfast/Garden Room** enjoying a lovely outlook to the gardens.

**BATHROOM** Fitted with a classic white suite comprising a WC, wash basin, rolled top bath with shower attachment, large shower cubicle, heated towel rail and marble tiled floor with Fired Earth underfloor heating.

### First Floor

**SPACIOUS LANDING** Provides ample space to be used as a study or occasional bedroom with storage cupboard and exposed brick chimney breast.

**BEDROOM 1** A well-proportioned double room with window shutters and outlook to the front.

**BEDROOM 2** Another spacious double room with an extensive range of fitted wardrobes and storage, window shutters and outlook to the front.

**BEDROOM 3** Accessed via the principal bedroom, with exposed beams and window shutters.

### Outside

The property is approached via a gravel driveway leading to a **SINGLE GARAGE** with electric remote controlled door and a range of units with space for appliances. A door opens to the garden. The property sits behind pretty front gardens with mature shrub and flower beds set behind a picket fence boundary with gates access leading to the rear.

The rear gardens are an asset to the property with private sitting and dining areas and meandering brick pathways leading through expertly designed beds and borders with a variety of mature trees and shrubs. The gardens bank to the rear with step pathways whilst to the side a useful outbuilding has been divided into three, two store rooms and a wood store.

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**AGENT'S NOTE:** The photographs contained within this brochure are for illustrative purposes only, taken from a historic listing in 2019.

**SERVICES:** Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** N/A.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** E. £2,615.08.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:**The neighbouring property, Watermill, has right of way over Watermill Cottage's drive.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**THATCH INFORMATION:** None known.

**ASBESTOS/CLADDING:** None known.

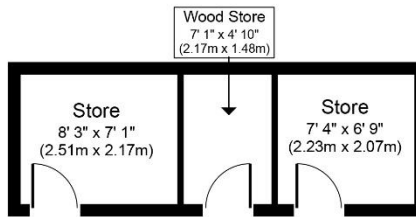
**RESTRICTIONS ON USE OR COVENANTS:** A restriction is in place relating to the erection of additional buildings.

**FLOOD RISK:** None known.

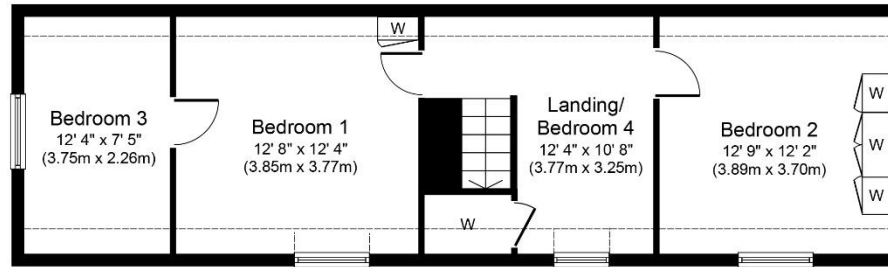
**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

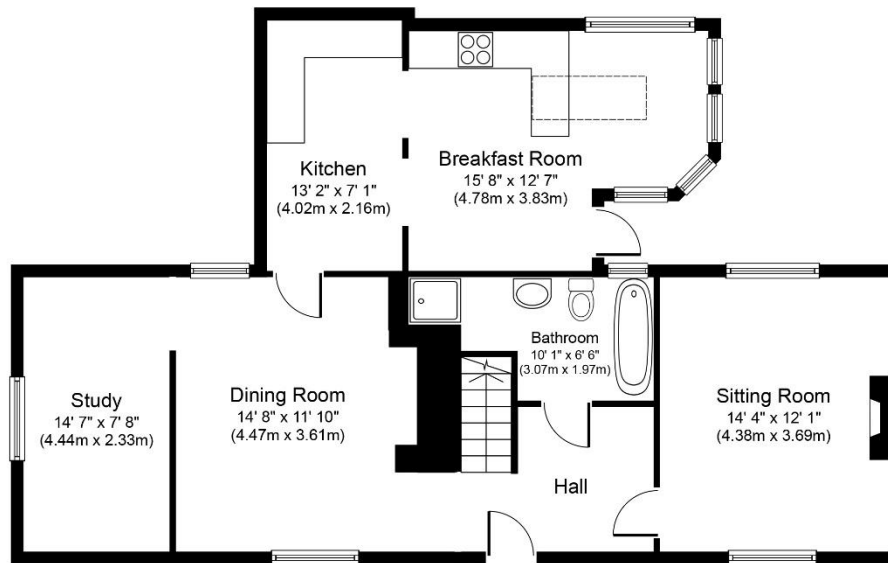
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**Outbuilding**  
Approximate Floor Area  
**140 sq. ft.**  
**(13.0 sq. m.)**



**First Floor**  
Approximate Floor Area  
**560 sq. ft.**  
**(52.0 sq. m.)**



**Ground Floor**  
Approximate Floor Area  
**926 sq. ft.**  
**(86.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



