



Willow Tree Cottage
Rattlesden Road, Buxhall

**DAVID
BURR**



Willow Tree Cottage, Rattlesden Road, Buxhall, IP14 3DR

Buxhall is a beautiful rural village with a parish Church, public house, village hall and recreation ground with children's play area. The rural coffee van has regular visits and the village hall is host to a number of events and activities including quizzes, bingo and Buxhall W I. The village is located about 3 miles from Stowmarket with a wide range of facilities and commuter rail link into London's Liverpool Street. The Cathedral town of Bury St Edmunds with an excellent range of amenities and facilities is situated about 17 miles and accessed via the A14 with links to the Midlands and M11.

Situated in an idyllic semi-rural location, Willow Tree Cottage offers a truly enchanting setting, with breathtaking views across open countryside in every direction. This exceptional contemporary home has been thoughtfully redesigned and recently modernised to an impeccable standard, transforming it into a distinctive and sophisticated residence. The property masterfully combines striking architectural style with practical, functional living spaces, perfectly suited to modern lifestyles while retaining a warm and inviting ambiance.

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ENTRANCE HALL: With stairs to the first floor and door leading to:

DINING ROOM: A bright and inviting room with Bay window to the front aspect.

KITCHEN/BREAKFAST ROOM: Newly fitted kitchen, tiled floor, base and wall units under quartz worktops. Central island with base units under quartz worktops, breakfast bar, under slung Belfast sink with boiling water tap. Integrated appliances include, dishwasher, fridge, freezer and space for range cooker. Large entertaining space with sliding magnetic doors leading to the patio/dining area and garden. Doors leading to:

SITTING ROOM: Bright triple aspect room, with French doors leading to the side aspect.

UTILITY ROOM: Useful room with door leading to the rear garden. The room comprises of base units under wood effect worktops, stainless steel inset sink with mixer taps over. Floor to ceiling storage cupboard with space and plumbing for a washing machine. The room also houses the boiler and has a water softener. Door leading to:

SHOWER ROOM/WET ROOM: Fully tiled with wall mounted, hand wash basin, toilet and shower mixer taps.

First Floor, with attractive Oak and glass balustrades

MASTER BEDROOM: A generously proportioned double bedroom with French doors opening onto a Juliet balcony, with stunning views over neighbouring countryside. Archway leading to a fully fitted dressing room with ample storage and door through to:

EN SUITE: Stylish ceramic white wash hand basin with wood effect vanity unit under, concealed flush toilet and fully tiled shower cubicle with wall mounted rain head shower and heated towel rail.

BEDROOM TWO: Double bedroom with aspect to the front with views over countryside.

BEDROOM THREE: Another double bedroom with aspect to the rear.

FAMILY BATHROOM: Wood effect floor tiles, half tiled walls, with

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window to the rear. Free standing bath with wall mounted mixer taps. Wall mounted vanity unit with inset sink, mixer taps over and heated towel rail.

Outside

The front of the property provides ample parking for multiple vehicles, ensuring practicality alongside the picturesque setting. The outdoor space is designed to make the most of the tranquil surroundings. To the rear there is a large entertaining area with a hot tub, perfect for alfresco dining. **DETACHED HOME OFFICE/STUDIO** fully powered & heated and networked for high-speed broadband with additional storage cupboard. In addition, the property offers a **DETACHED GARAGE** secure gated access, and a fully enclosed lawned garden and additional parking, offering privacy and safety.

AGENTS NOTE: The vendor has informed us that the hot tub is included in the sale. Recently installed solar panels on the roof of the office, along with a battery pack, power the hot tub during the summer months. Any excess energy generated is directed into the house. When the hot tub is not in use, all solar power generated by the panels is utilised within the house.

The loft space, currently accessed via a pull-down ladder, features Velux windows and attic trusses, making it suitable for conversion into living space, subject to the necessary planning or building consents.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

SERVICES: Bore hole water, septic tank, Mains Electricity with addition of solar panels. Oil fired heating to radiators. Underfloor heating to the Kitchen/breakfast Room, Family Bathroom and Ensuite.

NOTE: None of these services have been tested by the agent.

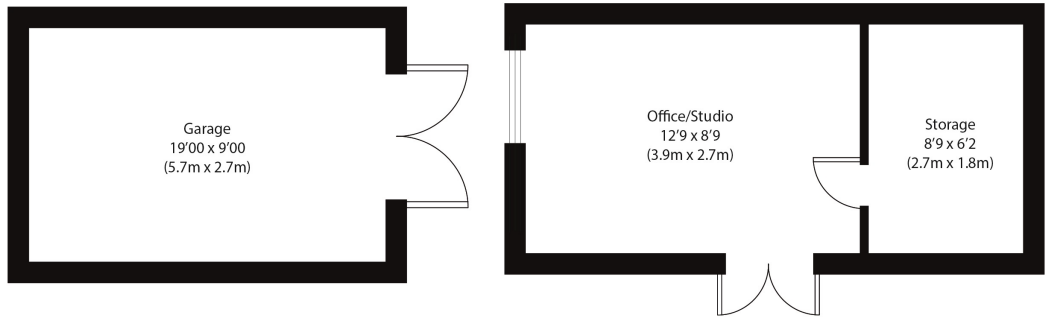
LOCAL AUTHORITY: Mid Suffolk District Council – Band B

EPC RATING: D

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

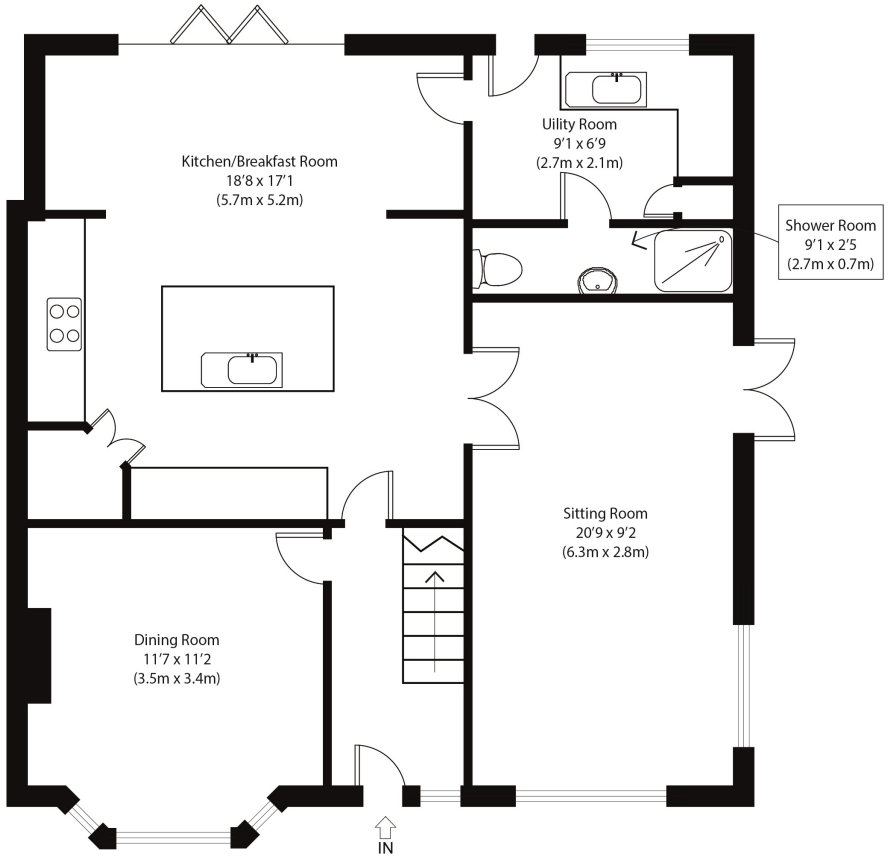
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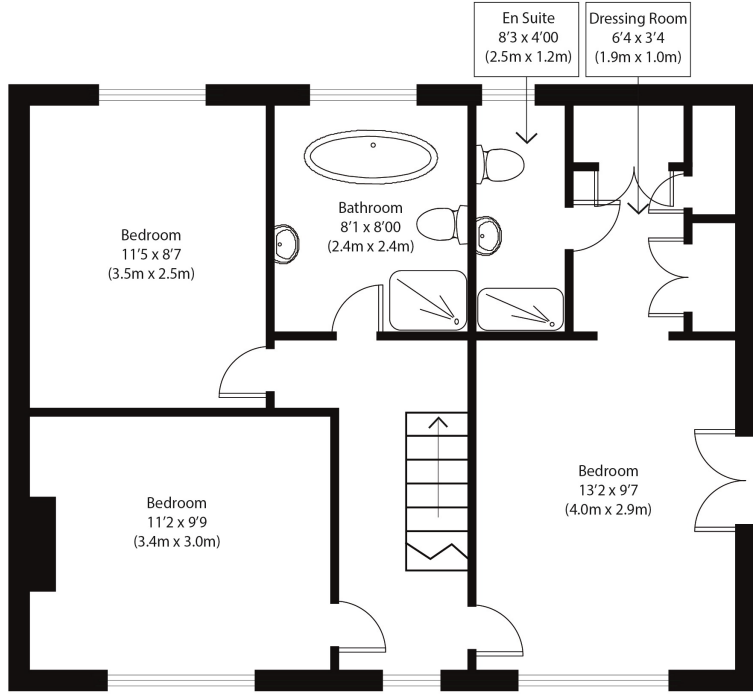


Approximate Gross Internal Area
 Main House 1390 sq ft (129 sq m)
 Outbuildings 345 sq ft (32 sq m)
 Total 1735 sq ft (161 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photostagegroup.co.uk



Ground Floor



First Floor

