Believed to date from 1650, this beautiful four bedroom cottage enjoys an idyllic setting opposite the Church Green in the ever popular village of Fressingfield. The property sits within pretty gardens and features kitchen/breakfast room, sitting/dining room, master en-suite plus three further bedrooms, as well as a fabulous swimming pool, studio/office and driveway parking.

Accommodation comprises briefly:

- Entrance porch
- Sitting/dining room
- Kitchen/breakfast room
- Utility room
- Downstairs bathroom
- Master bedroom
- En-suite shower room
- Two further double bedrooms and one single
- WC
- Bathroom
- Gardens
- Swimming pool
- Large office/studio (former garage – doors remain)

Location
The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.
The Property
A painted wooden door opens into a useful entrance porch under a pitched pantile roof which offers space and hanging for boots and coats. Overlooking the front aspect through pretty bay windows, the sitting/dining room boasts some lovely period features with exposed studwork and fireplace with brick surround and tiled hearth housing wood burning stove. A cozy and separate snug area overlooks the rear courtyard garden. The beautiful downstairs bathroom with windows to rear, black & white checked vinyl floor and painted half wood panelled wall, has been refitted by the current owners and comprises contemporary style 3 piece white suite with double-ended bath, WC and matching pedestal washbasin. An attractive kitchen/breakfast room with exposed studwork and windows to front and side aspects is arranged on two levels and offers ample space for refectory table, chairs and dressers. Fitted with an excellent range of painted Shaker style wall, base and drawer units with marble effect worktop, inset stainless steel sink and drainer and tiled splashbacks, the kitchen further comprises range cooker with extractor hood over, integrated larder fridge and space and plumbing for dishwasher. A separate utility room, leads through to the boiler room and incorporates space and plumbing for washing machine and tumble drier. A stable-style door leads into the rear entrance porch and out into the pretty west facing courtyard garden.

Stairs rise from the dining area to an upstairs landing which incorporates an excellent range of inbuilt cupboard storage space with door on right hand side accessing the WC. With pretty views over the Church Green, the master bedroom also benefits from a large walk-in wardrobe as well as en-suite shower room with window to front, shower cubicle with power shower, wash basin and WC. An elegant guest bedroom benefits from en-suite bathroom and two further bedrooms overlook the front aspect and complete the accommodation.

Outside
The Cottage is set back from the road behind painted, cast iron railings and a pretty and well stocked cottage-style front garden. With an established Virginia Creeper and Wysteria adorning the front, the house looks particularly stunning in the early summer and autumn months. Screened by large double gates, a driveway provides off-road parking for two vehicles and leads to the detached former garage which is currently utilised as a spacious office (19’4 x 16’1) but with garage doors still in place, garage use could very easily be reinstated. To the right of the driveway a step leads up to the swimming pool area and beyond to the fully fenced and enclosed garden, mainly laid to lawn with some well stocked flower and shrub borders. A pretty, west facing courtyard garden offers fabulous seclusion and privacy with a low crinkle crankle wall forming an attractive, raised flower and shrub bed. A willow hurdle cleverly screens the oil tank and a small brick outbuilding under a pantile roof forms a useful wood store.
Fixtures and Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Mains water, electricity and drainage.
Oil fired central heating.
Alarm system connected to monitoring service.

Local Authority
Mid Suffolk District Council
Tax Band: E
Postcode: IP21 5PA
EPC Rating: F

Tenure
Vacant possession of the freehold will be given upon completion.

Agent’s Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £515,000

To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.