



Hall Cottage, Burgh, Woodbridge, Suffolk

For the finer things in property.



Hall Cottage

Burgh

Woodbridge

Suffolk

IP13 6SS

A beautifully presented detached family home in a standalone rural position.

Woodbridge 4.3 miles, A12 4 miles, Ipswich Station (London Liverpool Street 70 mins), 8.9 miles, Aldeburgh 18.6 miles

Entrance hall | Sitting room | Kitchen | Dining area | Garden room | Study | Cloakroom
Principal bedroom with en suite | 3 Further bedrooms | Family bathroom | Utility room
Double garage | EPC Rating E

In all 0.37 of an acre.

The property

Situated in a standalone position within a sizeable secluded garden, Hall Cottage is a charming four bedroom family home with flexible accommodation arranged over two floors with extensive parking area and attached double garage.

The entrance hall with its turned stairway flows into a garden-facing sitting room, with wooden floorboards and a feature fireplace, and intern opens out to the adjoining garden room. Whilst the heart of the home is the open plan multi aspect kitchen/dining room, a sociable space with a stone feature fireplace and a wide range of stylish modern cabinetry and work surfaces. From here are double doors to the south-facing terrace and panoramic views of the well-kept garden. From here the space flows through to the well-appointed utility room, cloakroom and a study.

The light and airy first-floor landing provides access to the four well-proportioned and bright

bedrooms with pleasing elevated views of the surroundings. The principal bedroom benefits from a contemporary en suite shower room whilst another bedroom is currently utilised as a dressing room. A newly fitted family bathroom with large walk-in shower completes the first floor accommodation.

Outside

The property is approached through five-bar wooden gates onto a sizable block-paved driveway offering plenty of parking and leading to a double garage. Established hedging and tall trees surround the plot, with the rear south-westerly-facing garden being laid to neat lawn. There is also a stone-paved sun terrace beside the conservatory, a tucked-away seating area, fruit trees, shrub and herbaceous borders, a timber shed and log store, with far-reaching views of the fields and farmland beyond.

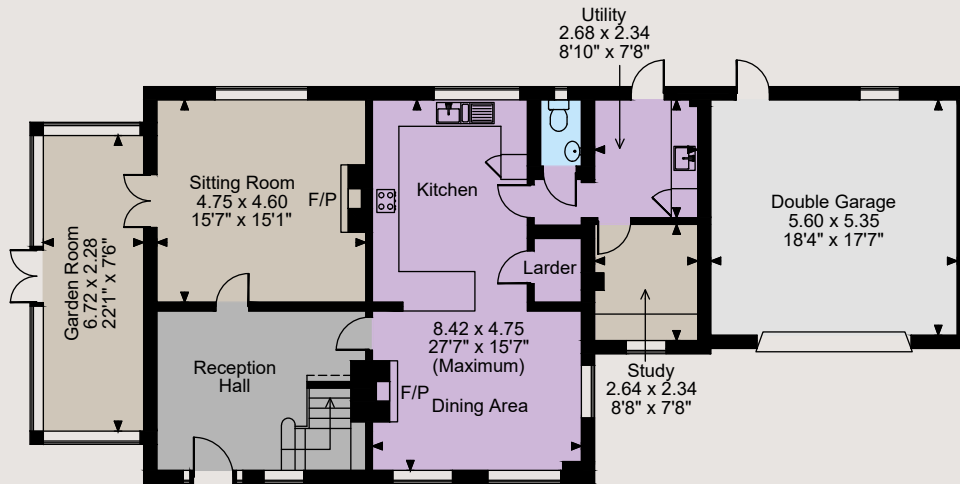
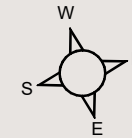
Location

This scenic and sought-after rural setting is close to the villages of Burgh and Hasketon, providing a plethora of country walks, rides and bridleways. In addition, the popular village of Grundisburgh is a short distance away and provides further local amenities including a post office, village shop and pub. The house is also within easy reach of the riverfront town of Woodbridge, which, together with the thriving Suffolk town of Ipswich, provides a full range of shopping, recreational and educational facilities, including the Regent Theatre and a wide variety of eateries and bars. The A12 dual carriageway provides access to the main road and motorway network, whilst frequent rail services run to London's Liverpool Street from Ipswich Station. The A1120 also offers links to a variety of attractions all along the Suffolk Heritage coastline.

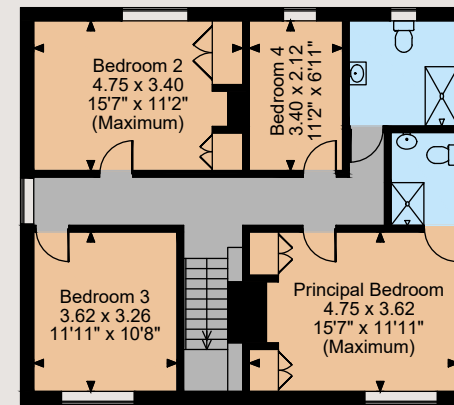




Floorplans
 Main House internal area 2,068 sq ft (192 sq m)
 Garage internal area 322 sq ft (30 sq m)
 Total internal area 2,390 sq ft (222 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From the A12 at Woodbridge, head north-west onto Grundisburgh Road (B1079) and continue for around 1.3 miles before turning right onto Mill Lane. In half a mile, turn left onto Hasketon Road, and in a further mile turn left, where the property will be found on the right in around half a mile.

General

Local Authority: East Suffolk District Council
Services: Mains electricity and water, oil fired central heating, private drainage that does not comply with the regulations.

Council Tax: Band F

Tenure: Freehold

Guide Price: £895,000.

Suffolk

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