



SNOWDROP COTTAGE
BLAXHALL, NR WOODBRIDGE, SUFFOLK

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TOTAL APPROX. FLOOR AREA 1,424 SQ FT / 133 SQ M

A picturesque period cottage in a tucked away village setting close to Snape and the Suffolk Heritage Coast



DISTANCES

- Snape – 1.6 miles
- Suffolk Coast at Orford - 6 miles
- Wickham Market & A12 – 5 miles
- Campsea Ashe Station – 3.5 miles
- Woodbridge - 10 miles

FEATURES

- Sheltered & secluded tucked away setting in a tucked away village
- Well-presented throughout with new kitchen, bathroom & shower rooms
- Light & flexible use accommodation extending to some 1,424 sq ft, including:-
- Entrance hall, L-shaped open plan kitchen/dining/living room
- Sitting room & study/ground floor 5th bedroom + shower room
- 4 first floor bedrooms & bath/shower room
- Timber garden pavilion & summer house
- Sheltered landscaped gardens
- Off road parking

GUIDE PRICE £600,000

THE PROPERTY

Snowdrop Cottage with its picturesque brick and flint facade enjoys a secluded and tucked away setting close to Ship Corner in the centre of the equally tucked away village of Blaxhall. Set just 1.6 miles from historic Snape Maltings, home to the Aldeburgh Music Festival, the village is surrounded by arable farmland and stands within an area of outstanding natural beauty just 6 miles from the Suffolk Heritage Coast at Orford

Very well-presented throughout, the property benefits from a newly fitted kitchen complete with a Falcon Calor gas cooking range with electric double oven and a new fridge/freezer. There are also new bath and shower rooms and a fitted utility/laundry room. The flexible use accommodation includes the L-shaped kitchen/dining/living room with its French doors and views across the rear gardens. The lounge has a wood burner. Beyond is a snug/library/sitting room, walk-in wardrobe/storage area and a flexible use ground floor bedroom (5) with its adjacent shower room. On the first floor there are four independently accessed bedrooms plus a fully tiled bathroom and under-eaves storage.

The accommodation is completed with a spacious entrance hall. The property has an oil-fired central heating system.

OUTSIDE

The cottage sits amidst sheltering and secluded landscaped gardens, with lawns the front and rear enclosed by natural hedgerow and fencing together with a line of Holme oak trees, well stocked shrub borders and box hedging. There is a wooden summer house/office/workshop with power and electric heating, with a decking veranda. There is also a spacious multi-purpose wood-built garden pavilion with power and water connected and which includes a pizza oven.

PARKING

The property has the benefit of an area of land abutting the boundary and gateway on which at least four cars can be parked, the freehold of which is owned by the seller and is included in the price.



DIRECTIONS (IP12 2DZ)

Blaxhall can be approached from a variety of directions. Google maps, Satnav and What3words navigation will lead you to Ship Corner. The gated access to Snowdrop Cottage will be found adjacent to the village commemorative sign.

What3words:- bombard.sounds.eliminate

PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating.

Mobile: Ofcom reports mobile signals likely from the main providers.

Broadband: Ofcom reports standard broadband is available at the property.

EPC: C

Council Tax: Band D. East Suffolk Council.

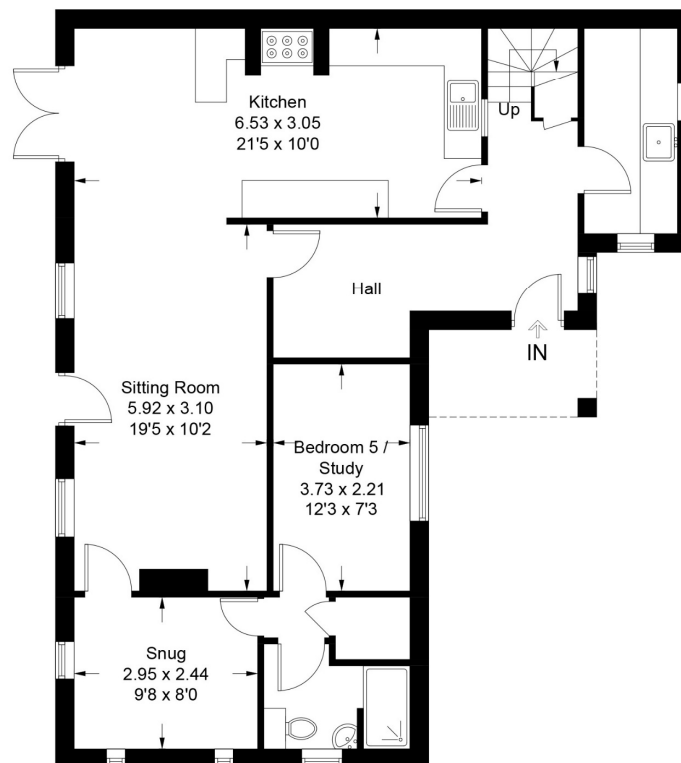
Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: The newly fitted carpets, all light fittings and fixtures currently within the property are included in the sale.

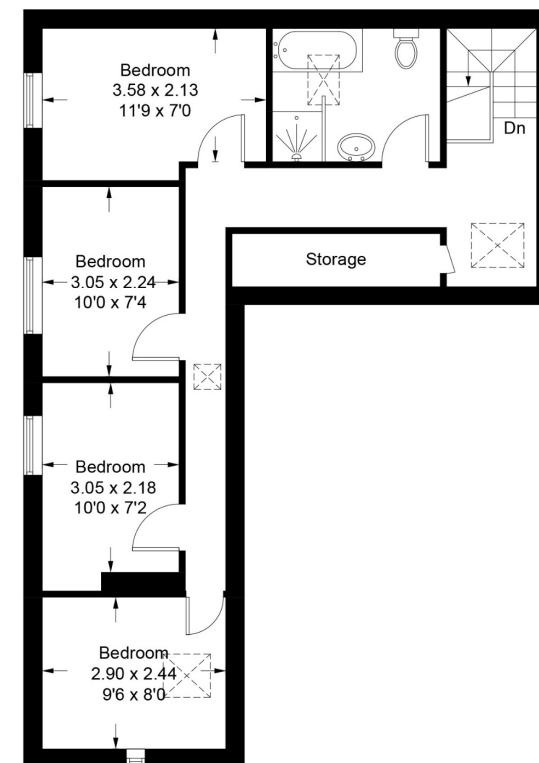
Viewings: By appointment with Jackson-Stops Tel. 01473 218218.

Snowdrop Cottage, Blaxhall

Approximate Gross Internal Area = 133.0 sq m / 1424 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212085)

IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910