

MANOR COTTAGE

Wattisham | Suffolk

Chapman Stickels

MANOR COTTAGE
THE GREEN, WATTISHAM
SUFFOLK, IP7 7JX

Bildeston - 2 miles
Hadleigh - 7 miles
Ipswich - 14 miles

• Entrance hall & inner hall • Sitting room • Kitchen / dining room •
• Utility room • Cloakroom • Two double bedrooms • Bathroom •
• Further bedroom / dressing room / ensuite • Detached double garage •
• Detached studio with kitchenette, shower room & living area •
• Established and well stocked gardens • In all, 0.32 acres •

A CHARMING GRADE II LISTED DETACHED THATCHED COTTAGE OFFERING SCOPE FOR RENOVATION AND FURTHER ENHANCEMENT, SET IN GARDENS EXTENDING TO APPROXIMATELY 1/3 ACRE (STS) WITH SEPARATE GARDEN ROOM/STUDIO AND A DOUBLE GARAGE







The Property
A charming detached thatched cottage understood to have 17th/18th Century origins being timber framed construction under a thatched roof, provides an opportunity for improvement and redevelopment (stpp). The property benefits from a wealth of character including exposed beams, some exposed wooden floors and an inglenook fireplace with log burner.

In addition to the above, a detached garden room/studio was built in 2010 with kitchenette, shower room and sitting area. The gardens surround the property and may offer an opportunity to extend the property (stpp).

Location
Located in the rural village of Wattisham, the village is only 6 miles from Stowmarket which offers a range of shopping and leisure facilities, schooling and the mainline railway station to London Liverpool Street. The village of Bildeston is approx. 2 miles away with a range of amenities including primary school, village store, Health Centre and the well renowned Crown Hotel and Restaurant.

Services
Mains water and electricity are connected. Oil-fired heating.
Private drainage via Klargester.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band E (2026)







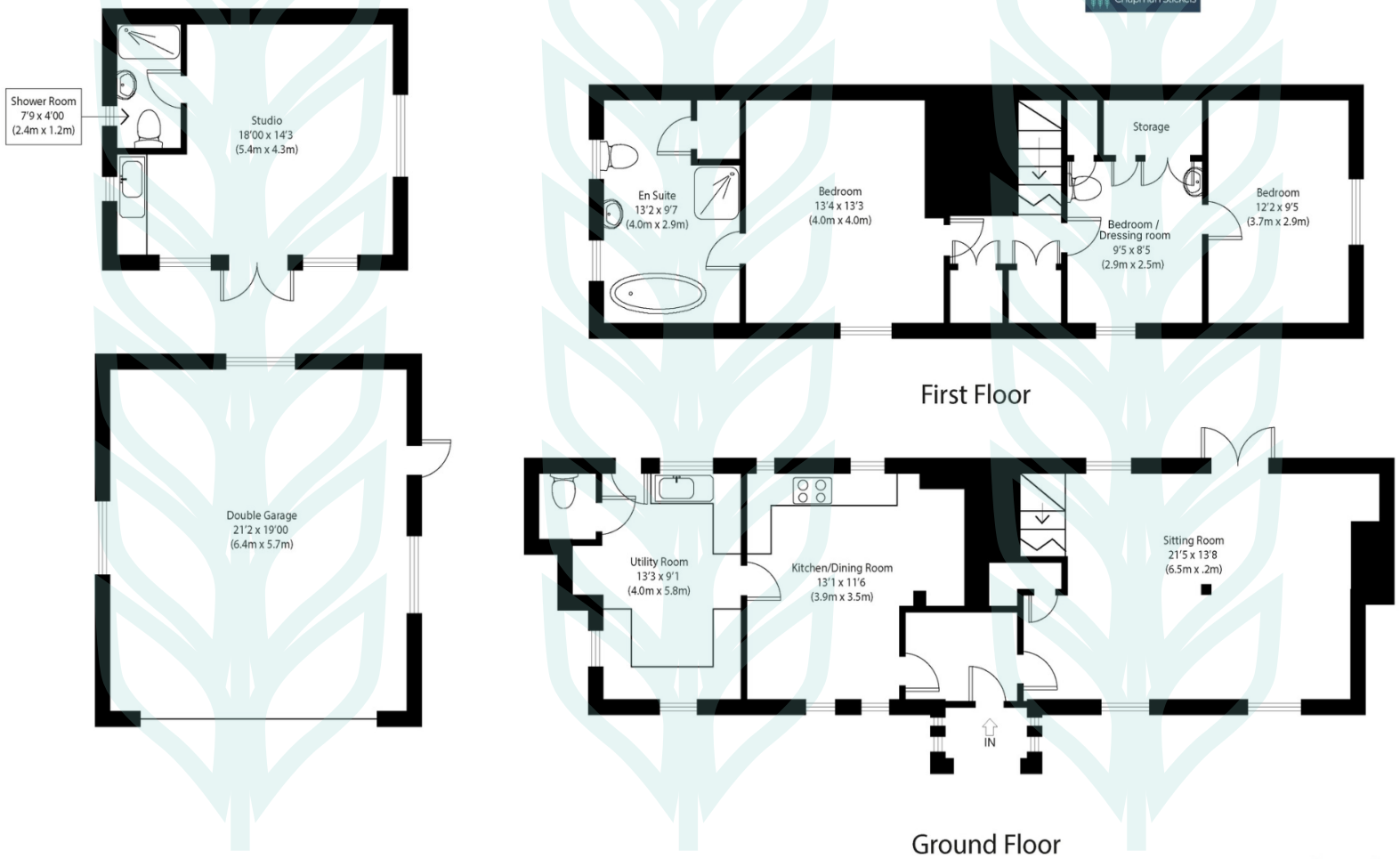




Approximate Gross Internal Area
Main House 1345 sq ft (125 sq m)
Outbiuldings 660 sq ft (61 sq m)
Total 2005 sq ft (186 sq m)

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.
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