Chartered Surveyors / Estate Agents

Clarke & Simpson









Ivy Cottage, Ipswich Road, Charsfield, Suffolk IP13 7PR

A four bedroom detached family home along with a stylish one bedroom annexe ideal for multi generational living, with off road parking and garaging, set within the Parish of Charsfield.

Offers in Excess of £635,000 Freehold

P7851C

Summary

House **- hallway, kitchen, sitting room, dining room, conservatory, utility area, snug/5th bedroom and cloakroom. Four first floor bedrooms, bathroom and shower room.**
Annexe **- open plan kitchen/living room, bedroom, shower room and utility room. Off road parking, carport and garage/workshop. Grounds of 0.22 acres, with plunge pool.**

Location

Ivy Cottage is located in the popular Parish of Charsfield which benefits from a primary school and first class playing fields with tennis courts and children's playing equipment. The property has easy access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

Description

Ivy Cottage is ideal for a dual family living with its spacious detached house along with a large independent one bedroom annex. The house, which is believed to be of brick construction with rendered elevations, has been refurbished during the vendors tenure and offers further scope for extension to the rear.

A porch provides access to a front door that opens to the hallway. From here there are steps to the first floor landing, a door to the downstairs cloakroom and snug/bedroom five, as well as access to the kitchen. This stylish room has been fitted with low level wall units along with shelves. There is an integrated dishwasher and double stainless steel sink. There is space and plumbing for an American style fridge freezer and Range oven. The room has an east facing window enjoying the morning sun. A door opens to a timber framed utility area where there is space and plumbing for a washing machine and tumble dryer as well as doors leading out to the patio. Also off the kitchen is the sitting room. This is dual aspect with a north facing window and south facing doors into the conservatory. The focal point is the brick fireplace with wood burning stove. Throughout the sitting room, kitchen and dining room are engineered floorboards. A large opening from the sitting room leads into the dining room. This is dual aspect with a north facing window and south facing French doors opening out to the patio. The conservatory, is of timber frame construction under a polycarbonate roof. There is scope to be rebuilt and the vendor has a proposed sketch of what may be considered.

The first floor landing has a hatch to the roof space, built-in cupboards, door to the four bedrooms along with the bathroom and shower room. Bedroom one is a spacious double with north facing window. Bedroom two has south and west facing window overlooking the rear of the property. The bathroom comprises a WC, bath and feature handwash basin with recessed shelving. Bedroom three is a further dual aspect double with east and north facing window. The fourth bedroom is a single with built-in cupboard and north facing window. In addition is a shower room comprising WC, large shower unit with drencher head and handwash basin with drawer below. It has a south facing window overlooking the rear garden.

The annexe is approached from the driveway with its own parking area and a covered pergola. There are bi-fold doors that open to the kitchen/living room. This is triple aspect with north and south facing windows as well as west facing doors to a patio area. There are wall units with an integrated fridge, dishwasher and electric oven as well as an induction hob. Within the room is a wood burning stove and there is engineered floorboards which continue through to the bedroom. This is a double with south facing window and built-in wardrobes. Adjacent is a shower room with WC, handwash basin and shower. In addition is a utility room with wall cupboards and space and plumbing for a washing machine. There is a west facing window and door to the exterior. The annexe has scope , subject to the normal consents, to be used as a holiday let.










FLOUR

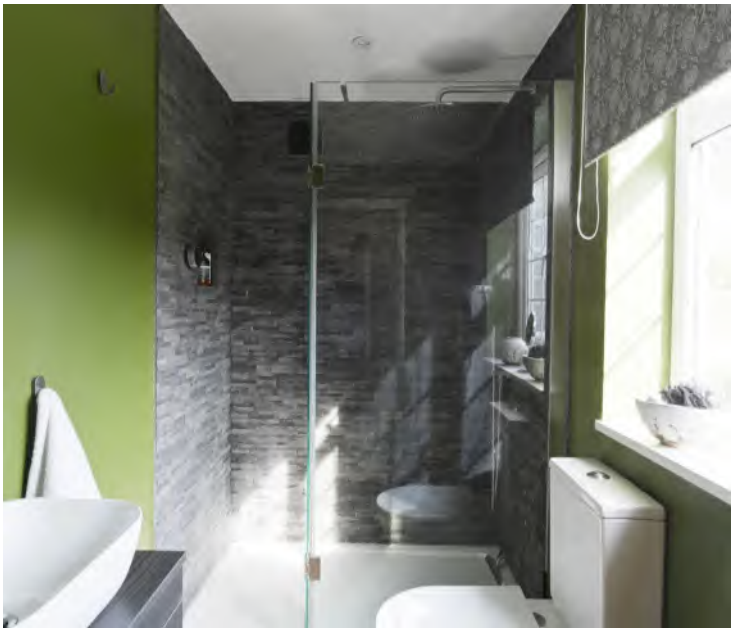

ARCADIA















Outside

The property is approached from the road via a shingle driveway which provides off road parking for the house and further space for the annexe. Adjacent to this is a timber framed carport/garage.
The carport measures 17'4 x 9'4 and the garage/workshop, which is being used as a pottery room measures 17'3 x 9'4 and has windows to two sides. Power is connected and there is scope to add an EV charger.

The gardens lie predominately to the south of the house and there is a patio abutting the dwelling. Beds and steps lead up to an area of lawn which is enclosed by fencing and in addition there is a large decked area along with a garden shed.





















Directions
From Wickham Market exiting on the B1078 towards Clopton, continue for approx. 3 miles entering the village of Charsfield. Proceed pass the turning on your right into the street and after approximately 0.5 miles the property will be found on the left.

What3Words: ///assess.rear.funny

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating for the house. Wood burner for the annexe with scope to add electric radiators.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

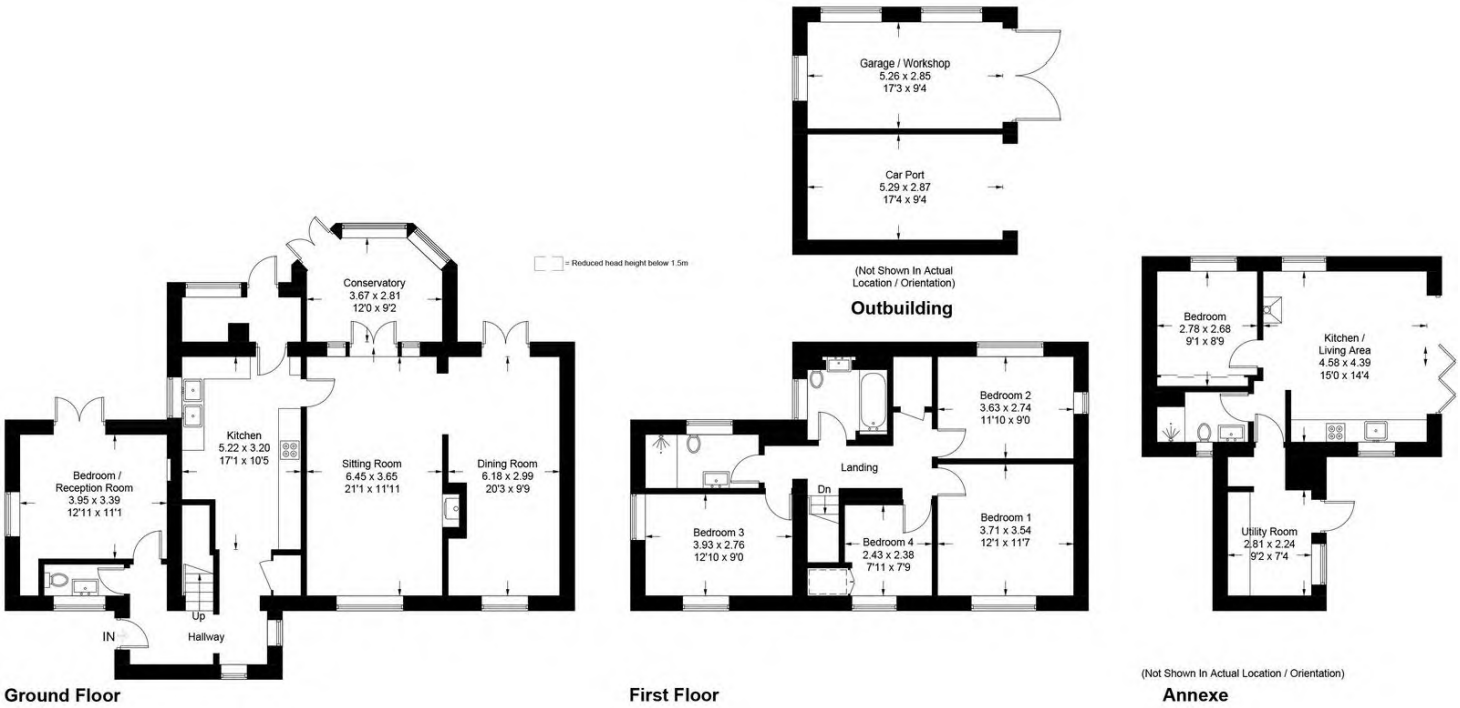
EPC Rating E = (Copy available from the agents upon request).

Council Tax ; House - Band E. £2,792.17 payable per annum 2026/2027. Annexe - Band A (however, this rate is rarely charged as various exemptions and discounts usually apply with annexe's.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

Ivy Cottage, Charsfield

Approximate Gross Internal Area = 173.9 sq m / 1872 sq ft
Annexe / Outbuilding = 59.3 sq m / 638 sq ft (Excluding Car Port)
Total = 233.2 sq m / 2510 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 724200 Option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London
SW1A 1NS

Clarke & Simpson