



Valley Lane, Buxhall, Stowmarket, IP14 3EB

welcome to

Valley Lane, Buxhall, Stowmarket

Discover this charming Grade II Listed, thatched cottage with character features throughout and a versatile layout with three bedrooms and three receptions. Further complemented by a generous garden including a stable and paddocks, external storage areas and ample parking space. Don't miss out!

Buxhall

Buxhall is a charming and quaint village that exudes quintessential rural English charm. With its roots tracing back to the Domesday Book of 1086, Buxhall is steeped in history and tradition, offering a glimpse into the past through its historical architecture and serene landscapes.

The village is home to the beautiful St. Mary's Church, a historical landmark with origins dating back to the 14th century. The church is renowned for its stunning architecture and intricate stained glass windows, attracting visitors and history enthusiasts from near and far.

Buxhall boasts a strong sense of community, with friendly locals who take pride in their village's heritage. Community events, such as local fairs and markets, are held throughout the year, fostering a warm and welcoming atmosphere for both residents and visitors. The village pub serves as a central meeting point, offering a taste of local hospitality and traditional British fare.

In Buxhall, the pace of life is refreshingly slow, allowing residents and visitors to savour the simple pleasures of rural living. Whether you're exploring the charming streets lined with traditional cottages or enjoying the natural beauty of the surrounding countryside, Buxhall offers a peaceful retreat that captures the essence of Suffolk's rural charm.

Valley Lane

Welcome to this charming Grade II listed thatched cottage located in the peaceful village of Buxhall. This delightful property seamlessly blends historic allure with modern amenities, creating an idyllic countryside retreat. Inside, exposed beams throughout enhance its historic character.

The entrance hall leads to the first floor and features both an understairs cupboard and a built-in storage cupboard. The living room is bathed in natural light and an inglenook fireplace fitted with an electric fire offers a cosy space for relaxation.

Adjacent is the dining room, which boasts a bay window and is ideal for family gatherings. The well-designed kitchen includes wall and base units with roll-top work surfaces, combining functionality with style. A separate utility room provides additional space for a fridge freezer and washing machine.

The ground floor is further enhanced by a practical downstairs cloakroom with a two-piece suite and a lobby with two part-glazed doors. The study is a bright area and completing the ground floor is a cloakroom with a two-piece suite.

Upstairs, the landing leads to two bedrooms, each offering an inviting atmosphere that reflect the character of the cottage.

Outside, the garden, enclosed by a fence, includes a side access gate. Behind and beside the house are charming patio and lawn areas with mature trees, perfect for outdoor gatherings.

Practical features include timber sheds, a greenhouse, and a stable with power and lighting. The front showcases a well-maintained lawn and two paddocks. A garage with swing doors and a spacious driveway provide ample parking. Utilities are accessible across the garden.





Accommodation Entrance Hall

Part glazed front door, stairs to first floor, understairs cupboard, built-in cupboard and carpeted flooring.

Living Room

Bay window to front, two windows to rear, Inglenook fireplace with electric fire, wall lights, exposed beams, electric heater and carpeted flooring.

Dining Room

Bay window to side, exposed beams, wall lights, electric heater and carpeted flooring.

Kitchen

Window to side, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with hob and cooker hood over, part tiled walls, exposed beams and ceramic tiled flooring.

Study

Window to front, exposed beams, wall lights, electric heater and ceramic tiled flooring.

Utility

Space for fridge freezer and washing machine and carpeted flooring.

Downstairs Cloakroom

Frosted window to side, fitted with a low level WC and wall mounted sink, part tiled walls and ceramic tiled flooring.

Porch

Two part glazed doors, electric heater and carpeted flooring.

Bedroom/Sitting Room

Window and French doors to side, exposed beams, electric heater, wall lights and carpeted flooring.



First Floor Landing

Wall lights, exposed beams and carpeted flooring.

Bedroom Two

Window to front, exposed beams, wall lights and wood flooring.

Bedroom Three

Bay window to side, exposed beams, wall lights and wood flooring.

Shower Room

Window to side, fitted with a three-piece suite comprising a shower cubicle, low level WC and vanity sink with mixer tap, exposed beams, heated towel rail, built-in cupboard and carpeted flooring.

Outside

The garden is enclosed by a fence and features a convenient side access gate. At the back and side, you'll find charming patio and lawn areas, complemented by mature trees. There are also timber sheds, a greenhouse, and a stable equipped with power and lighting.

At the front of the property, there is a well-maintained lawn area accompanied by two paddocks. A garage with swing doors, also equipped with power and lighting, provides ample space for vehicles. The property boasts a spacious driveway, ensuring plenty of parking space.

Additionally, utilities have easy access across the garden.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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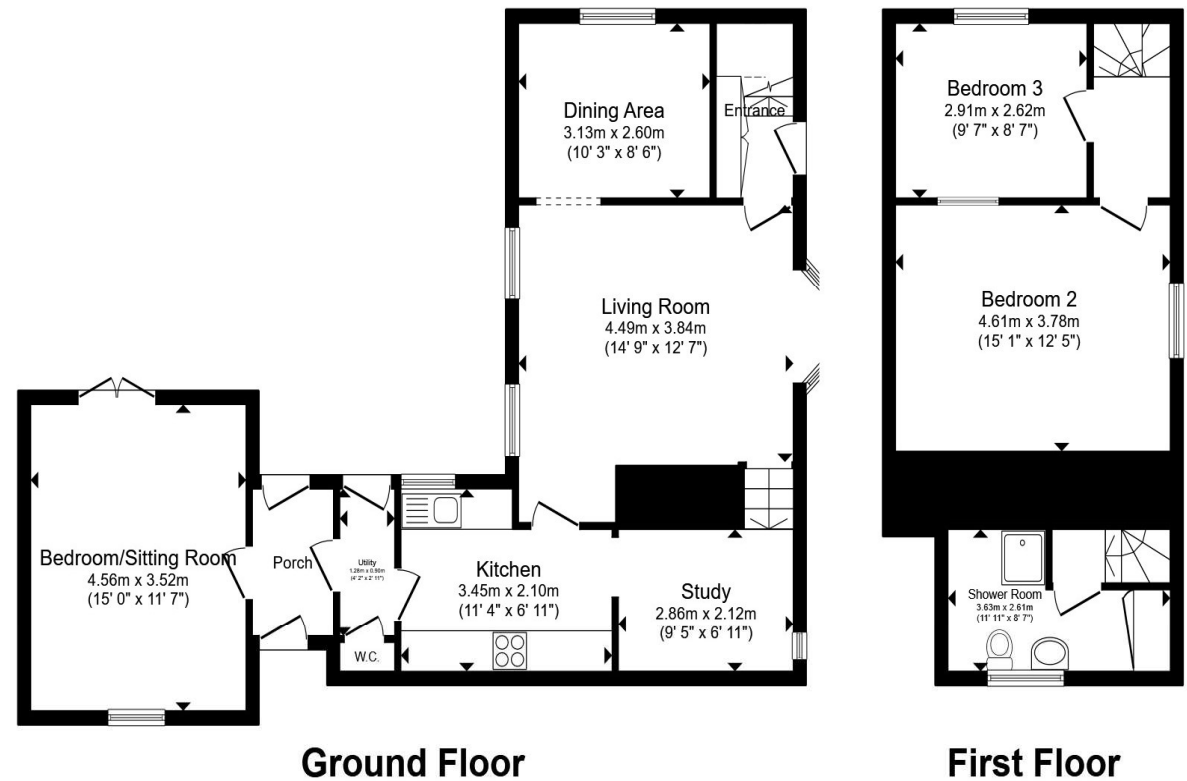
welcome to

Valley Lane, Buxhall, Stowmarket

- Grade II Listed Character Cottage
- Versatile Layout With Three Bedrooms & Three Receptions
- Thatched Roof
- Stable & Paddocks
- Characters Features Including Inglenook Fireplace & Exposed Beams

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

£525,000



Total floor area 113.0 m² (1,216 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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