



CHARMING COTTAGE SET ON THE EDGE OF A QUIET RURAL VILLAGE

WILLOW COTTAGE, HOO,
WOODBRIDGE, SUFFOLK, IP13 7QU

Freehold

savills

SUPERB MATURE GARDENS WITH EXCEPTIONAL COUNTRYSIDE VIEWS

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Freehold

4 bedrooms ♦ 2 bath/shower rooms ♦ 3 reception rooms ♦
office & study ♦ kitchen & utility ♦ garage ♦ established
gardens & kitchen garden ♦ workshop, 2 greenhouses &
summerhouse ♦ about 0.3 acres ♦ EPC rating = E

Situation

DISTANCES

Woodbridge 3.6 miles

(London Liverpool Street from 97 mins)

Framlingham 4 miles

Wickham Market 4.4 miles

(All mileages and times are approximate)

Hoo is a small rural village situated 1 mile from Kettleburgh where there is the Chequers Public House and just under 4 miles from Woodbridge. Woodbridge has the benefits of a wide range of shops, cafes and restaurants and a railway station to Ipswich with trains to London Liverpool Street Station from 97 minutes.

The market town of Framlingham, 4 miles away, is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of shops and restaurants. It is also the site of a twice weekly market.

Description

Willow Cottage is a period cottage with later additions. It is constructed from brick with rendered colour washed elevations under a tiled roof.

Internally the property has period features including wood burners and exposed beams. The ground floor accommodation offers a well proportioned entrance hall off which lie three reception rooms and a downstairs shower/ cloakroom. The kitchen is off the dining room and has base and wall mounted units, Bosch appliances and leads through to the utility and boiler room as well as an 'outshoot' which is an outside covered area with plumbing. The study and downstairs bedroom are accessed at the opposite end of the kitchen.

A staircase rises from the dining room to the first floor which comprises 3 bedrooms, all with fitted wardrobes and lovely views over the surrounding countryside. There is also a family bathroom.



OUTSIDE

The property is approached via a paved and gravel drive with parking for several vehicles.

The gardens are a particular feature of the house with several different areas of garden including a kitchen garden with raised beds, a walled gravelled courtyard area with a raised terrace offering fantastic views across the surrounding countryside and a willow garden with a summerhouse, which is double glazed and has light and power connected.

The garden is well stocked and maintained with a lawned area directly behind the house and a patio.

The office is accessed via the front of the house alongside the garage/workshop.

Services

Mains water & electricity. Private drainage and oil fired central heating. Broadband.

Directions

From Ipswich take the A1214 towards Woodbridge. Turn left onto the B1079 and then right onto the B1078. Take a turn left, then right and Willow Cottage will be found on the left hand side.

Tenure:

Freehold

Local Authority:

Suffolk Coastal District Council

Outgoings:

Council Tax Band F

Viewing:

Strictly by appointment with Savills



Willow Cottage, IP13

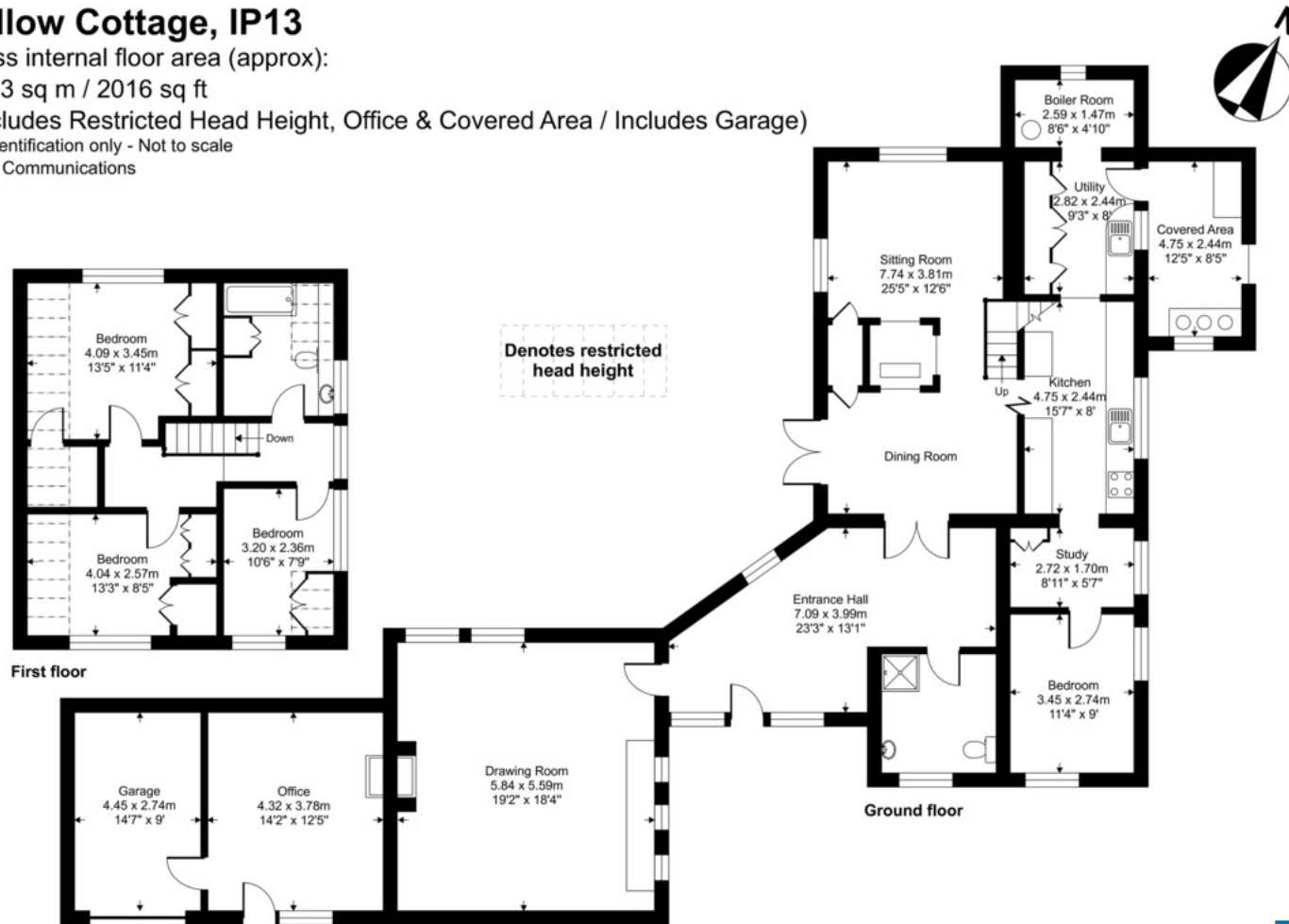
Gross internal floor area (approx):

187.3 sq m / 2016 sq ft

(Excludes Restricted Head Height, Office & Covered Area / Includes Garage)

For Identification only - Not to scale

Niche Communications



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC