



Beautifully presented edge of village house.

**Bakery Cottage, Chases Lane, Friston, IP17 1PJ**

Freehold





3 Bedrooms • 2 Bath/Shower Rooms • Sitting Room • Dining Room • Kitchen/Breakfast Room • Garden Room • Annexe • Parking and Double Garage

#### Local information

Bakery Cottage is well situated on the edge of the popular village of Friston, surrounded by mature and well laid out gardens beyond which is open countryside.

The house is well located for access to the Heritage Coast at the popular villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh and also popular nature reserves such as Minsmere, located just to the north of Westleton.

There is a wide range of sporting facilities in the area with a number of good golf courses within easy reach as well as sailing on the rivers Alde and Deben. The nearby town of Saxmundham provides a range of day to day amenities including a bank, two supermarkets, a high street with a selection of independent shops and a train station with access to London via Ipswich.

Snape, the home of the Aldeburgh Music Festival, is within easy reach. Ipswich is the country town of Suffolk and has a mainline rail service to London taking from 65 minutes. Schooling in the area is well catered for with excellent private schools at Woodbridge, Framlingham and Southwold.

#### About this property

Bakery Cottage is a most attractive detached house, with a stunning garden, outbuilding and annexe.

The cottage is in immaculate condition with spacious and light filled rooms. The sitting room benefits from an open fireplace and a large window overlooking the garden and the Alde Valley; the dining room features a wood burning stove. A particular highlight of the property is the French oak glazed garden room which opens out from the kitchen and has French windows on to the terrace.

Three spacious bedrooms occupy the first floor, with the principal bedroom benefiting from an en suite shower room and dressing room.

To the side of the property is the annexe, which is currently being used as a home office. With a shower room and separate access, it could make a useful downstairs bedroom.

The delightful mature garden has a wonderful terrace, providing an excellent entertaining area, numerous herbaceous beds and an orchard with a variety of fruit trees.

Bakery Cottage is approached via Chases Lane with a parking sweep and double garage with ample storage above.

#### Tenure

Freehold

#### Local Authority

East Suffolk

#### Viewing

Strictly by appointment with Savills







**Bakery Cottage, Chases Lane, Friston, IP17 1PJ**

**Gross internal area (approx)** 2137 Sq ft

**Outbuildings** 215 Sq ft

**Total** 2748 Sq ft

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**Chases Lane, Friston, Saxmundham, IP17 1PJ**

Approximate Area = 2137 sq ft / 198.5 sq m

Garage = 396 sq ft / 36.7 sq m

Annexe = 215 sq ft / 19.9 sq m

Total = 2748 sq ft / 255.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 740308

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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