



Rock Estates



Garden Cottage Church Road NP
Offers in the region of £500,000



Garden Cottage Church

RoadNP

- Detached Cottage • Popular Otley Village Location
- Multiple Reception • Four Bedrooms
- Cloakroom & First Floor Bathroom
- Un-over Looked Rear Garden
- Secure Garden with Electric Gates
- Ample Parking & Cart Lodge
- Summer House, Shed & Workshop

Garden Cottage is a beautifully individual detached cottage blending rich local history with the warmth and practicality of a modern family home.

Dating back to 1830 and once serving as the village school house, as well as accommodating the Home Guard during both World Wars, this outstanding property offers a rare opportunity to own a property with heritage and character. Set on an attractive corner plot in the highly desirable village of Otley, the home enjoys generous living spaces and bedrooms with equally spacious outdoor space with ample off road parking, workshop, shed and summer house. The large garden could also lend itself to further development/ extensions (subject to permission).

Inside, the accommodation is well thought through, and full of charming details such as the beautifully crafted front door. There are multiple reception rooms such as the living room, dining room and home office. There is a spacious modern shaker style kitchen with integrated appliances and access to a useful utility room and cloakroom. To the first floor there are four bedrooms as well as a four piece family bathroom suite.

The outdoor space this property offers is a real highlight and perfectly encapsulates the semi-rural location. The well laid out garden is private, unoverlooked and offers space for both outdoor entertaining or relaxing as well as ample parking and workshop space.

Otley is a picturesque village and civil parish in East Suffolk, lying about 7 miles north-east of Ipswich. Set amid open, agricultural countryside, Otley is a well sought after semi-rural village boasting a network of well-maintained footpaths ready to be explored. Otley is well appointed with a number of amenities such as a public house, medical centre and village shop. There is a small primary school and Suffolk Rural College is just a short distance away. The village is served with bus links to Ipswich, Woodbridge & other nearby villages.





Entrance Hall
Bespoke front entrance door. Tiled flooring. Under stairs storage cupboard. Radiator. Doors to:

Kitchen
14'11" x 9'8" (4.57 x 2.97)
Double glazed window to front. Range of wall and floor mounted units with marble effect worktop surfaces and tiled splashback. Inset stainless steel drainer with chrome mixer tap over. Integrated oven with induction hob and extractor hood above. Integrated dishwasher and microwave. Space for fridge/freezer and washing machine. Oak effect flooring. Spotlights. Radiator. Opening to:

Dining Room
10'7" x 9'6" (3.25 x 2.92)
Double glazed window to front. Velux window to side. Radiator.

Utility Room
9'1" x 6'7" (2.77 x 2.01)
Double glazed window and part glazed door to rear garden. Wood effect worktop. Space for washing machine and tumble dryer. Floor mounted oil boiler.

Cloakroom
Low level W.C. Tiled flooring.

Living Room
15'1" x 12'9" (4.60 x 3.89)
Double glazed window to side. Port hole window to side. Double glazed patio doors to rear garden. TV point. Radiator. Opening to:

Study
14'2" x 12'2" (4.34 x 3.71)
Double glazed bay window to front. Wood burning stove. Radiator.

First Floor Landing
Split level landing with Velux window. Doors to:

Bedroom One
12'2" x 10'4" (3.73 x 3.17)
Double glazed window to front. Two built in wardrobes. Radiator.

Bedroom Two
14'11" x 9'1" (max) (4.57 x 2.79 (max))
Double glazed window to side and Velux. Radiator.

Bedroom Three
15'7" x 7'1" (4.75 x 2.16)
Double glazed window to side. Radiator.

Bedroom Four
10'4" x 5'4" (3.17 x 1.65)
Velux window. Built in wardrobe.

Bathroom
Velux window. Part tiled walls. Grey LVT flooring. Hidden cistern W.C. Pedestal hand wash basin. Panelled bath with mixer taps and shower attachment. Shower cubicle with electric shower system.

Rear Garden
The rear garden is of a generous size and boasts a large patio area with ample space for relaxing and alfresco dining in the summer months. The garden is partly laid to lawn and enclosed with mature hedging and fencing. A useful summer house benefits from electrics connected and would make a lovely spot for enjoying the bird song or relaxing out of the sun. There is also the addition of an outside tap and lights.

Workshop
Timber framed workshop with double glazed windows to side and front. Electric and light connected. Barn doors to side.

Cart Lodge & Parking
Accessed to the rear of the property through double electric gates, there is ample parking for a number of vehicles on a pea shingle driveway, as well as the addition of extra parking under the cart lodge.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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