Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Rose Cottage, 5 Rougham Rd, Bradfield St. George, Suffolk, IP30 0AZ

If you have ever dreamed of owning your own little cottage in the countryside, here is the perfect opportunity.

Whether you want to relax by a wood burner in the Winter, enjoy long walks in the glorious countryside with a four-legged friend or simply sit in the sunshine and enjoy far-reaching views - look no further!

- Delightful period terraced cottage
- Occupying a lovely semi rural setting
- Sitting room, dining room, kitchen, shower room
- 2 bedrooms, electric heating & woodburner
- Parking, gardens with open views to the rear

Guide Price £200,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

01284 755526

5 Rougham Rd, Bradfield St. George, Suffolk, IP30 0AZ

General Information

The property occupies a lovely semi-rural setting backing onto farmland. Bradfield St George is a small village with a strong sense of community. It has an active village hall and is close to the larger village of Rougham which has a primary school, shop and public house. The thriving market town of Bury St Edmunds is approximately 6 miles away and offers a comprehensive range of shopping and leisure facilities. For anyone needing to commute, there is a mainline rail link to London Liverpool Street, from Stowmarket which is around 11 miles away.

We loved everything about this cosy cottage and know you will too. The property has a very welcoming feel and would be perfect as a first home, something to downsize to or perhaps a 2nd home for weekends in the country.

On the ground floor: An entrance porch leads into the sitting room which has a wood burner with a built-in cupboard to the side. The dining room includes another built-in cupboard and has a staircase to the first floor. The fitted kitchen includes a built-in oven and a small hob. There is a rear lobby with a door to the gardens and the downstairs shower room.

On the first floor: There are 2 bedrooms, bedroom 1 is a good sized double and bedroom 2 is a single room with exposed timbers and a window offering far reaching views.

Outside
The gardens to the front of the property are of a traditional cottage style, planted with a variety of shrubs and include an area for seating. There is a parking space sited between the gardens and the road. The rear gardens are smaller and have been hard landscaped. There is a useful timber shed and a side pedestrian access. As previously mentioned the gardens back onto farmland.

COUNCIL TAX - BAND B

Directions
From Bury St. Edmunds proceed along the A134 Sudbury Road. Continue into Sicklesmere and on reaching the Rushbrooke Arms Public House take the next left-hand turning signposted Bradfield and Little Whelnetham. On entering Bardfield St George take the left turning into Church Road, take the second left into Rougham Road and the property will eventually be seen on the right, marked by our for sale board.

Entrance Porch

Sitting Room 12'7 x 10'3 (3.84m x 3.12m)

Dining Room 10'1 x 7'6 max (3.07m x 2.29m max)

Kitchen 8'5 x 8'0 (2.57m x 2.44m)

Shower Room

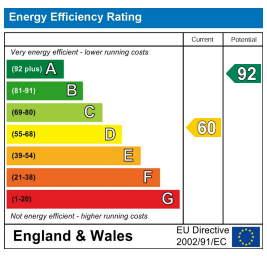
First Floor

Bedroom 1 12'11 x 10'2 (3.94m x 3.10m)

Bedroom 2 10'4 x 8'0 max (3.15m x 2.44m max)

Gardens

Parking



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Kitchen
Dining Room
Sitting Room
Porch
Bedroom 2
Landing
Bedroom 1

5 Rougham Rd, Bradfield St. George, Suffolk, IP30 0AZ