Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Aldridge Lane,
Fornham All Saints, IP28 6JT

Guide Price
£425,000

A delightful period cottage set in beautiful gardens

DREAMS COME TRUE - If you have ever dreamed of owning your own cottage, in a picturesque Suffolk village, this much-loved home is bound to appeal.

The property is Grade II Listed and boasts a wealth of original period features including exposed timbers and large Inglenook fireplaces. The cottage occupies an idyllic setting, with views of the Church to the front and beautiful gardens to the rear.

Fornham All Saints enjoys a strong sense of community and has a number of facilities which include a coffee house, public house/restaurant, village hall and an independent hotel with golf club, restaurant, cafe and fitness suite with swimming pool.

- Charming Grade II Listed cottage
- Offering a wealth of period features
- Sitting room, lounge with dining area, study
- kitchen/breakfast room, utility, 2 bathrooms
- 2 Double bedrooms, bed 3/dressing room
- Beautifully landscaped gardens
- Single garage, driveway with parking
- Gorgeous location - viewing advised

The town centre of Bury St. Edmunds is around 3 miles away and offers an extensive range of recreational, educational and shopping facilities. The A14 is also within easy reach and provides fast access to Ipswich, Newmarket and Cambridge.

Wychwood Cottage is understood to date back to the 17th Century and retains a wealth of period features. Originally thought to have been 2 thatched cottages, the property was re-roofed and made into 1 family home, many years ago.

The ground floor offers an excellent level of accommodation including a spacious lounge with a dining area and a separate sitting room with an adjoining study. The kitchen is fitted with a range of units and has ample space for a breakfast table. Finally, there is a large bathroom and separate utility.

The first floor can be reached by 2 separate staircases each leading into a double bedroom. Located between both bedrooms is an additional bathroom and a further bedroom/dressing room.
Agent's note - the doors to access these rooms are very low (under the cruck beams)

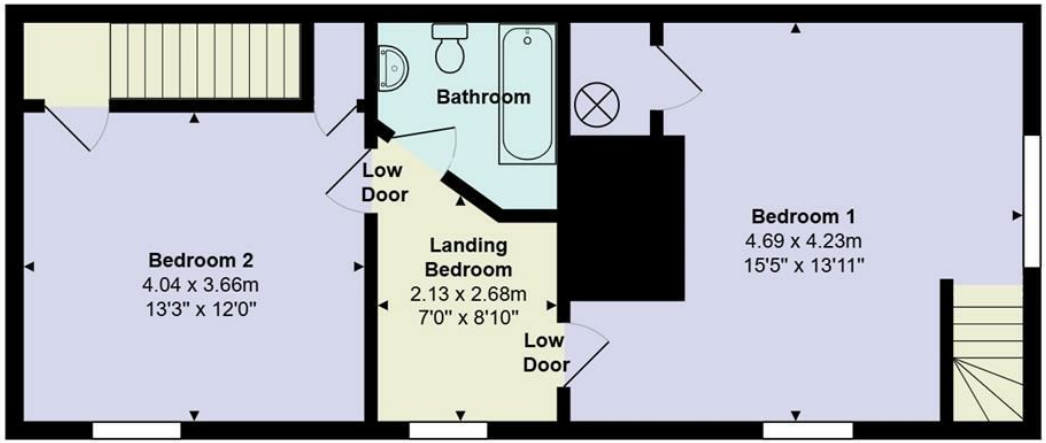
In addition to the open inglenook fireplaces, the cottage has mains gas-fired central heating.

Outside
The gardens to the front of the cottage are laid to lawn. A driveway to the side provides parking and access to the single garage.

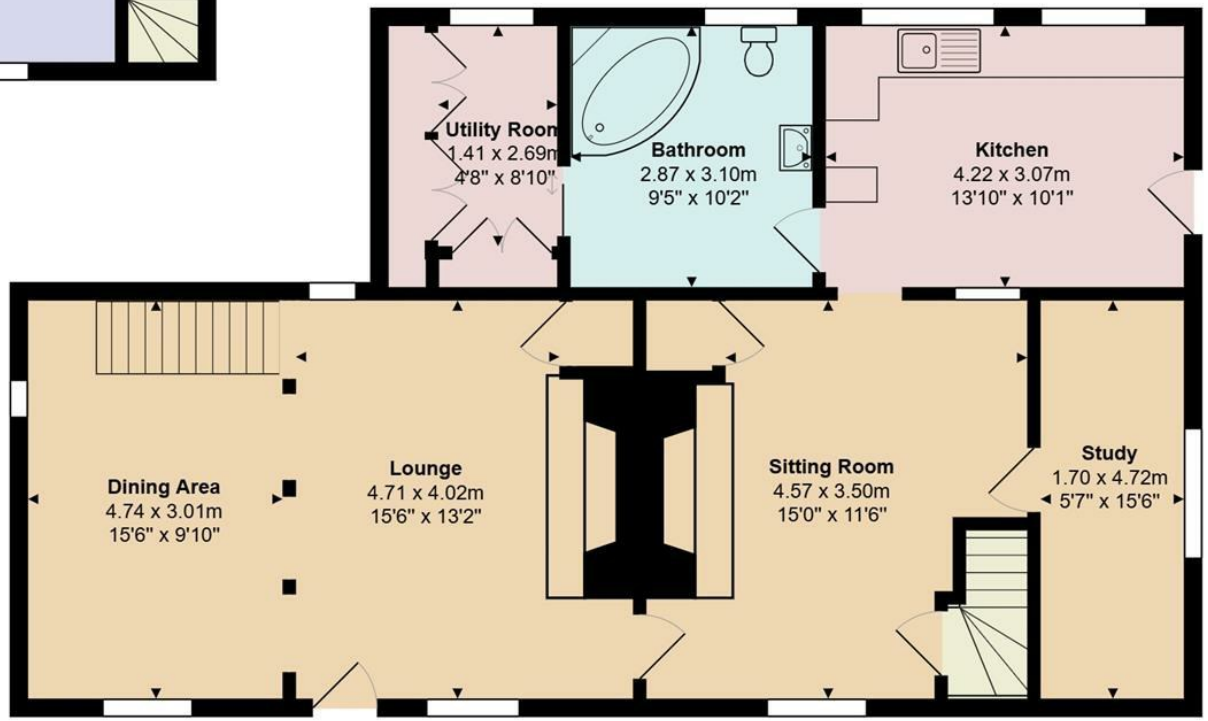
The rear gardens are simply stunning and provide the perfect spot to relax and unwind. The gardens are laid mainly to lawn and are planted with an exceptional variety of mature shrubs and trees. There is a sheltered patio, a very useful brick outbuilding and a working well.

COUNCIL TAX - BAND E (West Suffolk)
SERVICES- All main services are connected
ENERGY PERFORMANCE RATING - E
BROADBAND - Ofcom states ultrafast is available
MOBILE - Ofcom states all providers are likely

Directions
On entering Fornham All Saints turn just before the church into Forge End then immediately right into Aldridge Lane. The cottage will be seen on the left hand side.



FIRST FLOOR



GROUND FLOOR

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