



# BRAMBLE COTTAGE

Polstead Heath | Suffolk



Chapman Stickels

## BRAMBLE COTTAGE, STACKWOOD ROAD, POLSTEAD HEATH, CO6 5BA

Hadleigh - 3 miles  
Colchester - 12 miles  
Sudbury - 10 miles

- Entrance hall • Sitting room • Dining room • Kitchen / breakfast room •
  - Utility / boot room • Cloakroom • Conservatory •
  - Three double bedrooms • One family bathroom •
  - One family shower room • Garden • Garage • Off road parking •

### The Property

CHAIN FREE – Discreetly located in this well-regarded hamlet, Bramble Cottage is an individual detached family house which was built in 1995 to a high standard.

Approached via a gravel drive, and through an entrance lobby, an impressive and welcoming entrance hall with wood laminate flooring and a large storage cupboard provides access to the extensive accommodation comprising a spacious, twin aspect sitting room, with an attractive red brick fireplace and inset wood burning stove with oak bressumer above, and French doors to the garden. Adjacent to this is a dining room of good proportion with rural views to the front. Across the hall lies the open plan kitchen/breakfast room. This room enjoys pleasant views across the garden and is well equipped with various base and eye level units with worktops and integrated appliances include an electric Hotpoint double oven with hob, and dishwasher, with a fully tiled floor which continues in to the utility/boot room, a useful space providing additional storage and provides space for washing machine and tumble dryer, with access to the garden and the downstairs cloakroom. The impressive conservatory is a more recent addition to Bramble Cottage spanning one side of the house and providing access to the garden with integrated storage units and fully tiled floor.

On the first floor, a spacious landing leads to three double bedrooms with built in wardrobes and two-family bathrooms. We understand the loft space features boarding, offering a practical area for storage.

Outside the house sits back from the road within its plot of approximately 0.22 acres (STS), with a gravel drive providing parking for several vehicles and lawned areas to either side with mature trees and enclosed by a natural hedgerow. The drive extends round to the side providing access to the garage with electrically powered doors and to the well-maintained rear garden which is notably private with an expanse of lawn and fully enclosed by a wooden fence.

## A WELL-APPOINTED DETACHED HOUSE WITH OFF-ROAD PARKING AND GARAGE ALL IN AROUND 0.22 ACRES.



### Location

Bramble Cottage is located in a peaceful rural hamlet located some 3.5 miles to the west of Hadleigh which provides excellent facilities including supermarket, shops, restaurants, pubs, and school.

### Services

We understand mains water, electricity and drainage are connected. Oil-fired central heating. Fibre broadband is available.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Tax Band E (2025)

### EPC

Current D (65). Potential C (75).



# Bramble Cottage, Stackwood Road, Polstead Heath, CO6 5BA

Approximate Floor Area

Main House - 1788 sq. ft / 166.09 sq. m (Including Conservatory)

Garage - 210 sq. ft / 19.49 sq. m

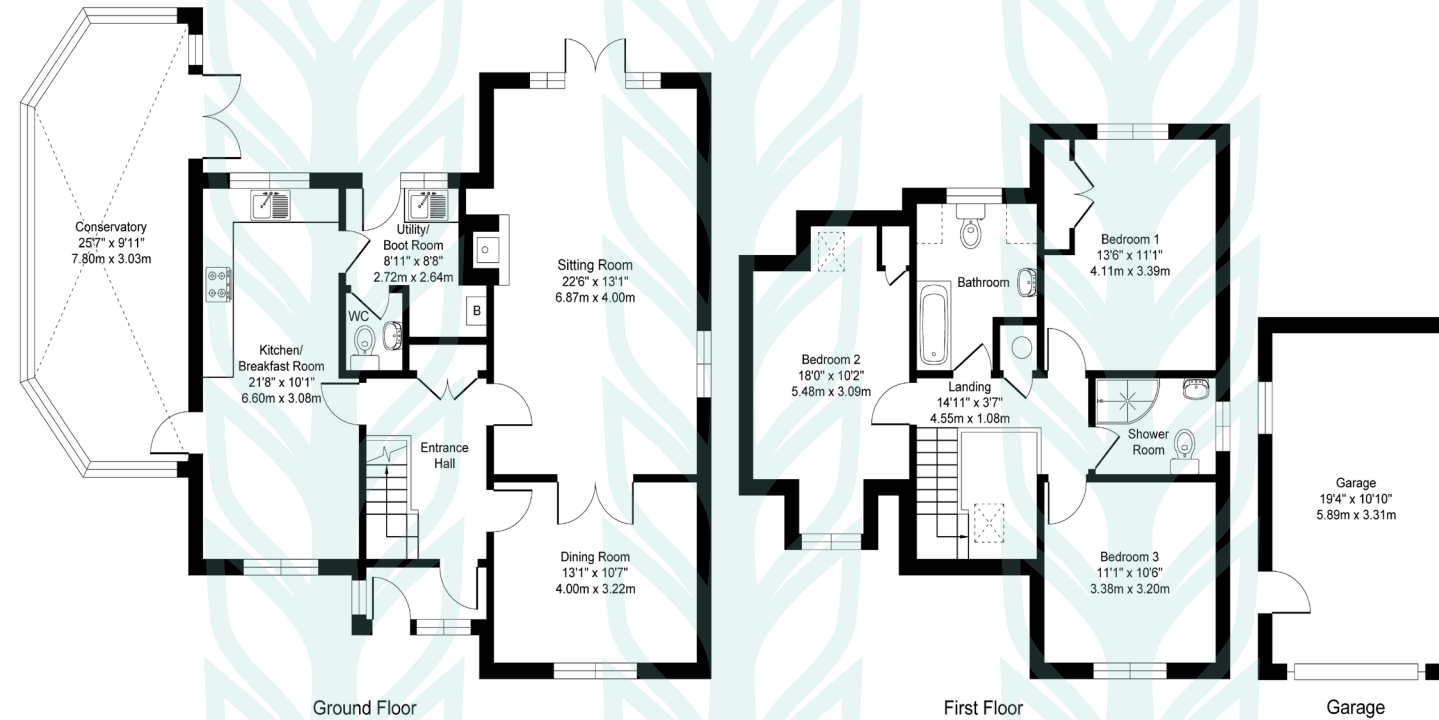


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## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



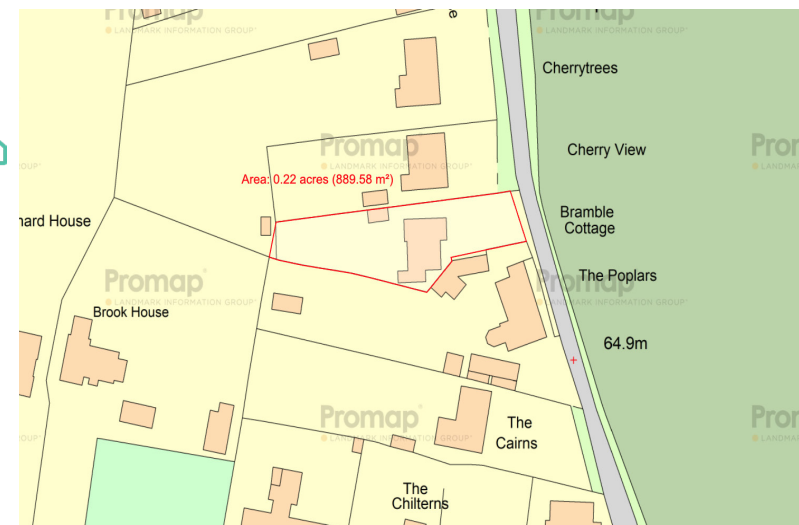
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