



A SUBSTANTIAL EXTENDED THATCHED COTTAGE, SITUATED IN AN ENVIABLE RURAL SETTING

The Thatched Cottage, Mendlesham Green, Suffolk IP14 5RW

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Bedfords

ESTABLISHED 1966

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Mendlesham Green

Suffolk

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**A SUBSTANTIAL EXTENDED THATCHED COTTAGE, SITUATED
IN AN ENVIABLE RURAL SETTING ADJOINING FIELDS**

- *Stowmarket Train Station 5 miles*
- *Ipswich 15 miles*
- *Bury St Edmunds 20 miles*

Guide: £825,000

ENTRANCE PORCH • SITTING ROOM • DINING ROOM • FAMILY ROOM • GARDEN ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • 5 BEDROOMS • 4 BATHROOMS • OUTBUILDING/ GAMES ROOM • DOUBLE CART-LODGE AND GARAGE

Situated in an enviable setting surrounded by meadows and farmland, The Thatched Cottage is an attractive and substantial period house, with origins dating back to the 16th-century with further two-storey extension carried out around 1990 with further additions in 2000.

The property extends to just over 3,000ft², arranged over two floors and with particularly versatile, substantial space, cleverly fusing the original characteristics with modern nuances and comfortable accommodation for family living.

The ground floor comprising a large entrance porch leading to a sitting room, with large inglenook fireplace with wood-burning stove and open studwork to the garden room, with full width windows overlooking the gardens and fields beyond.

There is an open-plan element to the kitchen area, extensively fitted with oak-fronted base and eye-level units, with integrated NEFF hob, double oven, dishwasher, fridge-freezer and walk-in pantry. The kitchen opens to a breakfast room with large inglenook fireplace and open studwork to the dining room, with windows and door access to the garden and utility room.

There is an inner hallway and cloak/bathroom leading to a ground-floor principal bedroom to the south-west, vaulted with a large degree of space and natural light, dressing room and en suite shower room.





Forming part of the 1990 extension is a family room with double aspect, views over the fields and French doors to a block-paved terrace, red-brick fireplace with wood-burning stove, leading through to a study with its own independent door, perfect for those working from home with visiting clients.

The first floor of this *later wing* offers two double bedrooms, both with integrated storage cupboards and a large bathroom. The first floor of the original part of the house leads to a 20' bedroom with wonderful views over farmland, exposed timbers and its own en suite shower room, with a further double bedroom with views to the south over the front gardens across to meadows.

Outside

The Thatched Cottage is accessed from the village lane onto a track owned by the parish council, who own the meadows that sit between the south of the property and the road. The access drive leads up to the property and on to a block-paved driveway and a two-bay cart-lodge with adjoining secure garage, built in 2011.

There is gated access onto the grounds, with a pathway leading to the house, flanked by an expanse of lawn, with well-stocked beds and a variety of mature trees to include walnut and willow.

The rear garden has a terrace with pergola, pond and low well-maintained hedging ensuring minimal disruption to the wonderful outlook over fields.

There is a large outbuilding that has been enjoyed as a family games room and garden store, providing further opportunity for those working from home or looking for annexe/studio space (subject to the usual consents) as well as a summer house and green house.

Agents Note I

There is an annual tenancy agreement of further garden that extends to around 0.25-acre, indicated on the map (shaded blue) between the vendor and the parish council – an agreement that has been in place knowingly for many years and we expect the transfer to the new owners to be a simple process.

Agents Note II

To the north of the property is a field extending to around 3-acres and is available to purchase from the landowner for £30,000, separate to the house transaction. For further information, please contact the office.

Services

Mains water and electricity. Private drainage. Oil-fired heating. Broadband: Fibre 50Mb.

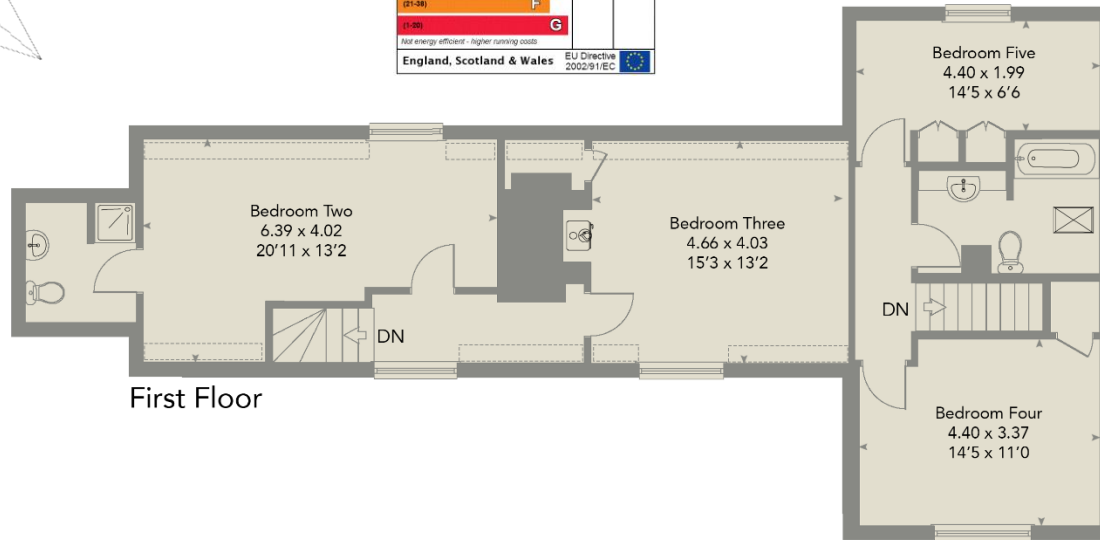
Mid-Suffolk District Council - Tax G.



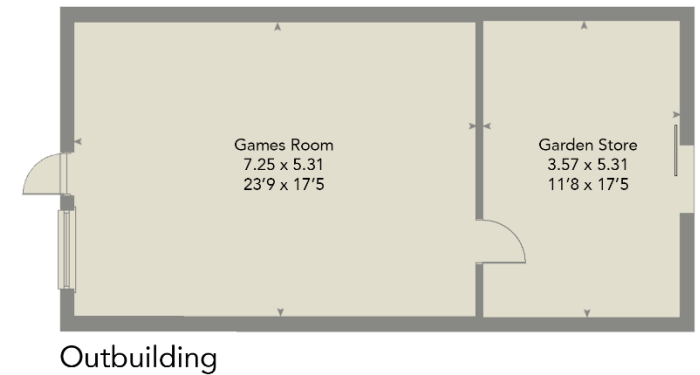
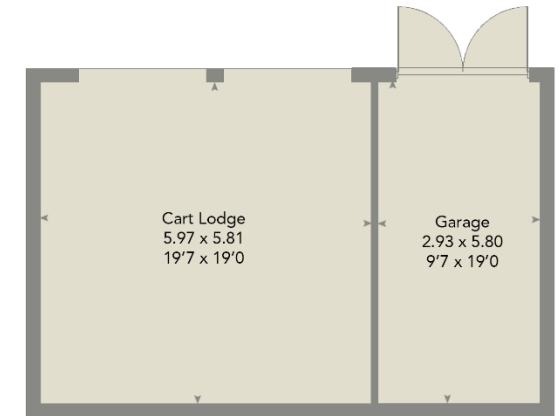
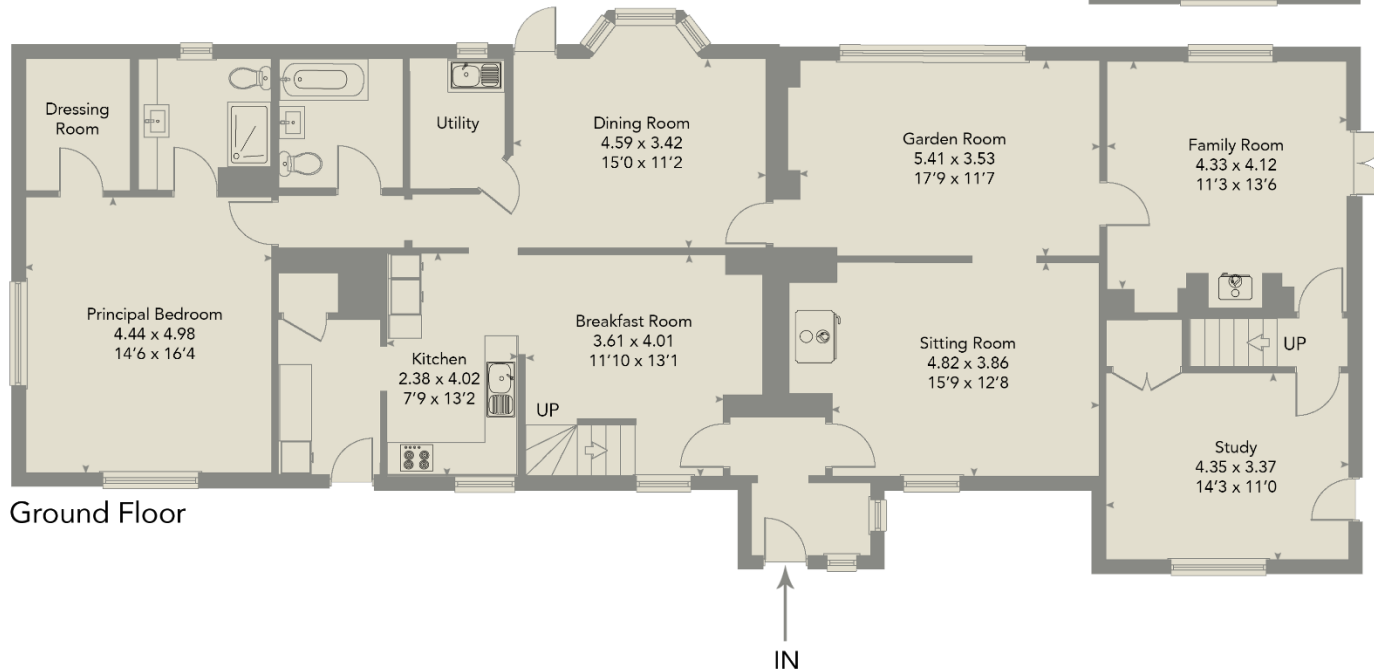


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | 61 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Approximate Gross Internal Area = 286 m² / 3078 ft²
 Outbuilding = 58 m² / 624 ft²
 Cart Lodge = 52 m² / 560 ft²
 Total = 396 m² / 4262 ft²
 For identification purposes only - Not to scale



= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2022



Thatched Cottage

Drain

0.521 acres

Track

Old Mill House

Fir Tree Farm

Forge House

0 50 m 100 m

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15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK