



Hilltop, 282 Kittles Corner, Cretingham, Woodbridge, IP13 7BN

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Bedfords

ESTABLISHED 1966

Hilltop
282 Kittles Corner
Cretingham
Woodbridge
Suffolk IP13 7BN

- Otley 3.3 miles
- Framlingham 5.7 miles
- Woodbridge 8.6 miles

KITCHEN/BREAKFAST ROOM | DINING ROOM | SITTING ROOM
UTILITY ROOM | CLOAKROOM | 3 BEDROOMS | 2 BATHROOMS |
OUTBUILDINGS | PRETTY GARDEN | CAR PARKING

Situated in an enviable setting within this well-regarded hamlet, Hilltop is a delightful Grade II listed semi-detached timber framed cottage built circa 1600, with a Victorian extension of red Flemish bond brick and flintwork. The cottage was originally part of the vast Rendlesham estate which extended over many thousands of acres and broken up in the early 1900s. This accounts for the unusual postal numbering. The cottage is beautifully presented and typical of the period has a wealth of features including ceiling beams and exposed wall studs. It should be noted that some of the beams are low.

The front door opens into the kitchen/breakfast room which has a quarry tile floor and a range of wall and base mounted cupboard and drawer units with oak block worktop and an inset ceramic sink with mixer tap. Everhot range with light and extractor hood over. There is ample dining and entertaining space and there is a lovely outlook over the garden to the front. There is a door to the second staircase and a back door opens to the rear garden. A doorway leads into the dining room which has exposed wall and ceiling timbers and this leads through to the sitting room which features an open brick fireplace housing a Morso wood burner with bressummer beam over. A door opens to the hallway with stairs ascending to the first floor

There are three good sized bedrooms on the first floor all with views of the surrounding countryside. The principal bedroom has a bank of fitted wardrobes and drawers with an en suite bathroom with a white suite with a bath and thermostatic shower with a

A beautifully presented Grade II listed semi-detached cottage, situated in a wonderful elevated position on the edge of the Deben Valley.

Guide: £475,000 FREEHOLD



screen. There is an interconnecting door to bedroom two which can be locked if required. Bedrooms two and three have exposed timbers and are served by a second bathroom and can be accessed via the back staircase.

Outside

Hilltop is approached via a shingle driveway with parking for three cars. The next door cottage has a right of way over the drive to their parking area beyond. A picket gate provides access to the charming cottage garden which wraps around the cottage on three sides. The garden is enclosed by a low hedge, and down to lawn with well stocked borders and has far-reaching views to the south.

At the gable end of the cottage is a block paved area which adjoins the outbuildings, which provide excellent storage space. The first building is constructed of brick under a pantile roof with corrugated metal cladding and divided into two equal parts with two doors and measures approx. 29'2 x 9'6 (8.9m x 2.9m) overall. The second building of similar construction measures approx. 14'9 x 9'8 (4.5m x 2.98m). The buildings have potential to convert to alternative use such as a home office/annexe, subject to planning consent.

To the rear of the cottage is a further area of garden with lawn and raised beds as well as shrub borders.

Services

Mains water and electricity. Oil-fired heating and hot water. Shared private drainage system.

Council Tax – East Suffolk Council - Band C.

Directions

What3words – [player.reworked.outlined](https://www.what3words.com/)

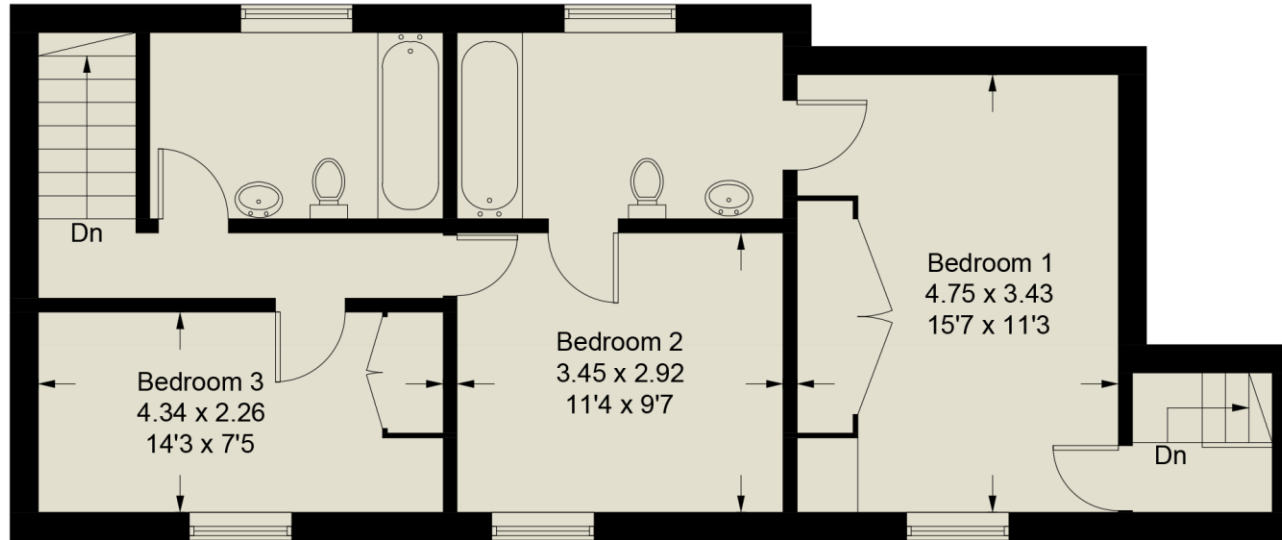
Location

Kittles Corner is a small hamlet nestled in stunning rolling countryside on the edge the Deben Valley. The pretty village of Cretingham has a well-regarded pub, The Bell and there are also popular pubs at Kettleburgh and Easton. There is a village shop at Otley and the market towns of Framlingham and Wickham Market have a good range of local shops and small supermarkets. Locally there are numerous highly rated private and state schools. Woodbridge is also within easy reach and has first rate leisure amenities including sailing on the River Deben, numerous shops and restaurants, a cinema and a leisure centre. There is branch line rail service from Campsea Ash Station and mainline rail service to London Liverpool Street from Ipswich Station. The Heritage Coast including Aldeburgh and all of its attractions are within 20 miles.

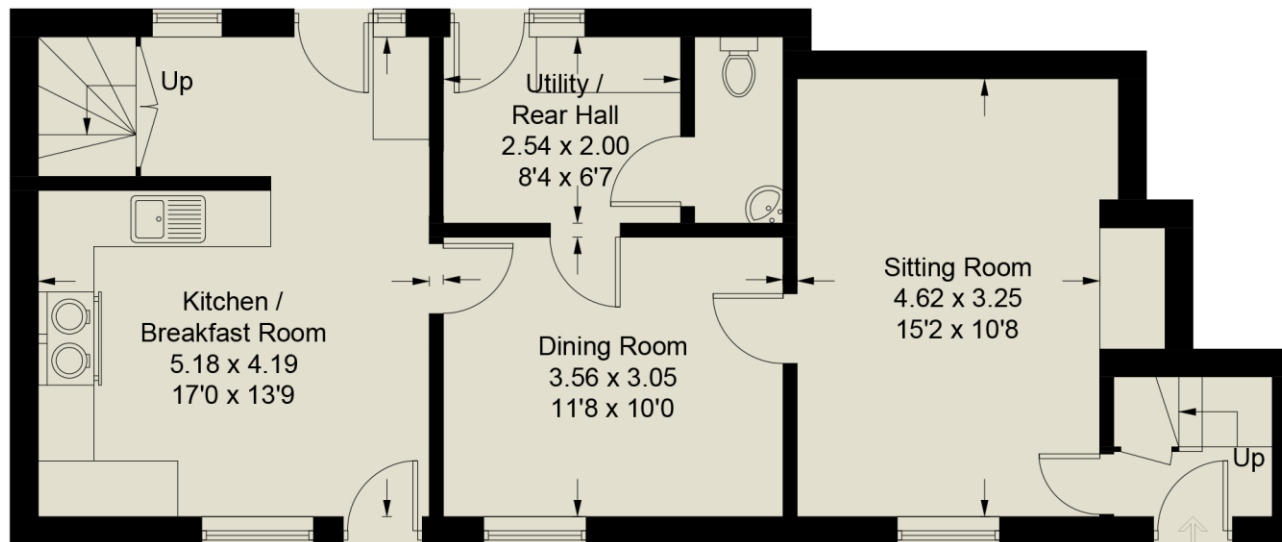


282 Kittles Corner, cretingham

Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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