



Tangham Cottages, Tangham, Woodbridge, Suffolk, IP12

Offers in excess of: £500,000



To arrange a viewing please call the Suffolk Coast office on **01728 888111**

Accommodation Summary:

- • Beautifully Presented Throughout
- • Two Double Bedroom Cottage
- • Large Plot (approx. half acre)
- • Extended with Potential to further Extend
- • Various Outbuildings
- • Sweeping Shingle Driveway with Five Bar Gate
- • Stunning Kitchen / Breakfast Room
- • Larder Room
- • Wood Burning Stove in the Sitting Room
- • Stylish / Refitted First Floor Four Piece Bathroom
- • Sizeable Conservatory
- • Stunning Views from the Bedrooms
- • Double Glazed Throughout
- • Photo voltaic panels – 3KW

Description:

Situated in the heart of Rendlesham Forest and boasting the most impressive of scenic plots, is this magnificent two double bedroom extended cottage. The cottage occupies a very generous size plot offering further scope to extend and develop (subject to planning permission) with impressive and immaculately maintained garden with an abundance of fruit trees, four outbuildings: including garage, hobby room, workshop, garden tool shed and green house, and large sweeping driveway providing ample off-road parking.

As agents, we recommend the earliest possible internal viewing to fully appreciate the charm of the cottage, accommodation comprises, sitting room with wood burning stove, large conservatory with two sets of French doors out to the rear garden, stylish refitted kitchen/breakfast room, rear lobby area, ground floor cloakroom, larder room, first floor landing, master bedroom with three full length bespoke wardrobes, further bedroom and the refitted four-piece family bathroom.

EPC Rating- D





Rooms:

Outside -Front Five bar gated driveway, pathway to front door, off-road parking for numerous vehicles', fully enclosed by hedge row and predominately laid to lawn, double glazed entrance door through to;

Sitting Room Oak flooring, stairs to the first floor, feature wood burning stove with brick surround, radiator and double doors to the;

Conservatory This sizeable conservatory has tiled flooring with underfloor heating, large wall mounted radiator, multiple windows, inset ceiling spotlights, fully insulated roof and two sets of French doors opening out to the rear garden.

Kitchen / Breakfast Room A particular selling feature of this wonderful family home is the magnificent re-fitted kitchen, which is fitted with a range of base level units with oak work surfaces over; inset butler sink with mixer tap, breakfast island with oak tops, electric oven, ceramic hob and pop up sockets, space and plumbing for washing machine, integrated dishwasher, space for American style fridge freezer, Rayburn cooker, tile splash backs, tiled flooring, ceiling inset spot lights, dual aspect double glazed windows with stunning views over the rear garden and door into;

Rear Lobby Double glazed door leading out to the rear garden and door to;

Cloakroom Two piece suite comprising low-level WC and hand wash basin with tiled splash back, radiator and obscure double glazed window.

Larder Room Double glazed window, built-in shelving, tiled flooring, and radiator.

First Floor Landing Double glazed window, loft access, radiator, cupboard with shelving and doors to;

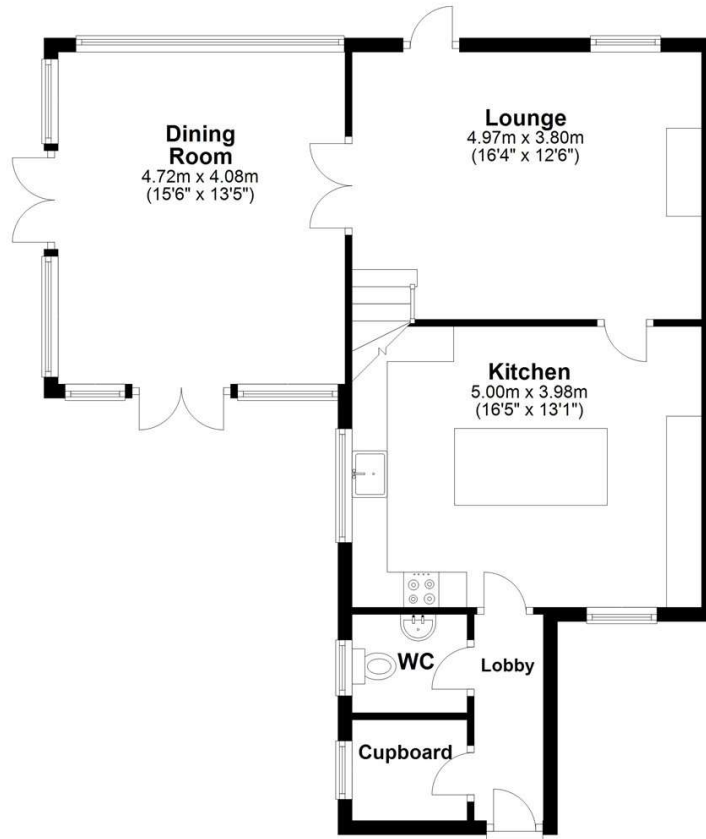
Master Bedroom Two double glazed windows with stunning views across the rear garden and forest beyond, three built-in floor to ceiling bespoke wardrobes, radiator, built-in window seat with storage beneath, and shelving in the recess.

Bedroom Two Double glazed window with stunning views across the rear garden and radiator.

Bathroom The re-fitted large four-piece suite comprises; double walk-in shower cubicle with rainforest showerhead, low-level WC and pedestal hand wash basin, heated towel rail, tiled flooring, half height tiling to walls, inset spotlights, extractor fan, dual aspect double glazed windows with wonderful views of the garden and forest beyond.

Ground Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		103
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	58	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority:

Tenure: Freehold