

White Horse Hill

Tattingstone, Ipswich, IP9

Offers In Excess Of:
£300,000





Palmer & Partners

- No Onward Chain
- Grade II Listed Cottage
- Dates Back to 1693
- Plot of One Third of Acre (STS)
- Full of Character Features
- Two Generous Reception Rooms

- Two Good Size Double Bedrooms
- Further Cot Room / Study
- Magnificent Rear Garden with Garden Room
- Backs onto Paddocks

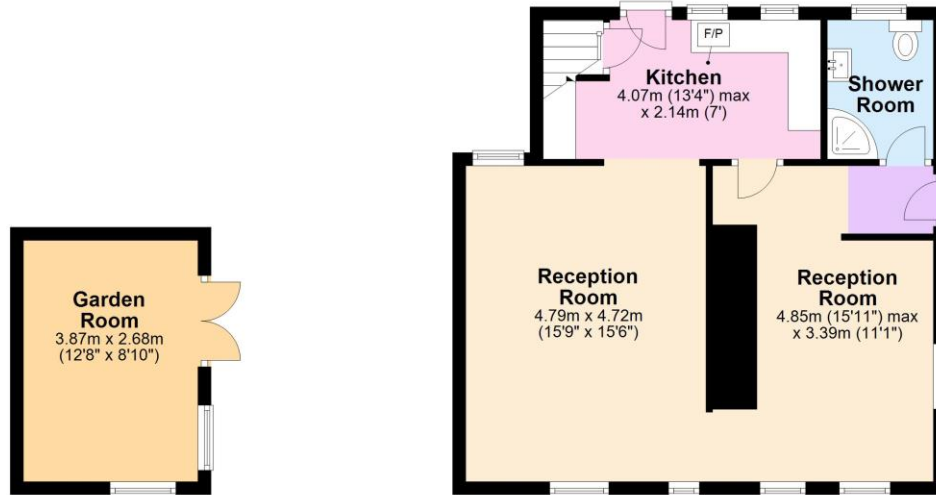


Situated in the heart of the village of Tattingstone, close to one of the village pubs, lies this charming two bedroom period cottage which dates back to 1693 and was subsequently extended in the mid-1900s. This Grade II listed property sits on a magnificent plot of approximately one third of an acre (subject to survey) and is full of original period features and quiriness including exposed beams, brick fireplaces, and stable latch doors. The cottage is being sold with no onward chain and comes with a stunning rear garden which is a particular selling point and backs onto paddocks making it incredibly private and non-overlooked; within the garden is a lovely timber garden room which could be used as an entertaining space or work-from-home office. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises kitchen; two spacious reception rooms, one of which has an Inglenook fireplace with wood burner; ground floor shower room; first floor landing; two good size double bedrooms; and a cot room / study.



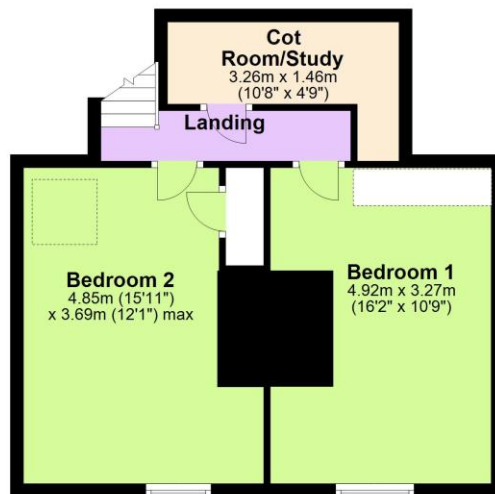
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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