



Kings Hill Cottages, Earl Soham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A delightful THREE BEDROOM Grade II Listed cottage built approx. 1824 with original features **FIELD VIEWS TO REAROFF ROAD PARKING**GARDEN**

LOCATION The property is located down a quiet country lane in the much sought after village of Earl Soham. The village benefits from a country pub 'The Victoria', village hall, bowls club, tennis club and the prize winning butchers; Huttons of Earl Soham. There is also a primary school, doctors surgery and regular bus service. The village church dates back to the 13th Century and Earl Soham is located approx 3 miles from the market town of Framlingham which has a range of independent shops and cafes and is home to the twelfth century Framlingham Castle #castleonthehill. The heritage coastline, where you can find the charming coastal resorts of Aldeburgh and Thorpeness, is approx. 35 minutes drive.

Guide Price: £275,000

- Entrance Hall
- Beamed Sitting Room
- Kitchen
- Dining Room
- Lean to Conservatory
- Main Bedroom
- Further Double Bedroom and single Bedroom
- Family Bathroom
- Front and Rear Gardens with stunning field views overlooking conservation land
- Parking for 2 vehicles



KINGS HILL – INTERIOR There is an Entrance Door leading into Entrance Hall which has lovely stud work and beams with stairs rising to the first floor. To the left is the Sitting Room which has a window overlooking the front garden and there is a brick fireplace with beam over housing a wood burner which sits on a brick hearth. A couple of steps down leads into the large Dining Room which has a deep understairs cupboard, double doors leading out to the Sunroom, with a window to the side. The Kitchen, on the left, just before the Dining Room, has a range of shaker style cream wall and base units, one of which houses the gas central heating boiler with space for a washing machine, dishwasher, fridge/freezer and further appliance, stainless steel sink and drainer, window overlooking the rear garden. Through the Dining Room is the Sunroom which overlooks the lovely garden and fields beyond (These fields are in a conservation area and cannot be built on). A generous landing gives way to the Main Bedroom which has a window to the front, stud and brickwork. There is a further double bedroom with views over the rear and a single bedroom with views over the front garden. The Family Bathroom comprises a white suite with bath with mixer taps and mains fed shower above with shower screen to the side, wc and wash hand basin and a window to the side. This completes this characterful property set in a lovely position.



KINGS HILL - EXTERIOR To the front of the property is hedged all round giving privacy and there is a gate and path leading to the Entrance Door. To the left is a shed and there is a small patio area perfect for outside dining. To the rear of the property is parking for vehicles with steps leading up to the rear garden which is a pretty cottage garden with an apple tree and passionflower, well stocked side beds and lovely views over the open fields.



TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk **Tax Band:** B **EPC:** Exempt **Postcode:** IP13 7RY

SERVICES - Gas Fired central heating, mains drains, water and electricity.

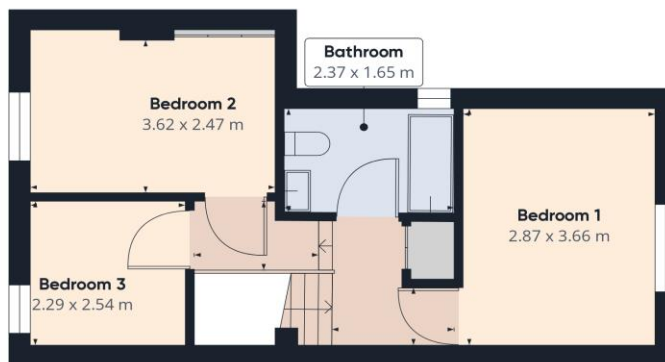
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.



AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



Ground Floor



Floor 1



Approximate total area¹⁾
85.59 m²
Reduced headroom
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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