

*A detached two bedroom bungalow standing in grounds of nearly half an acre in a pleasant rural location just over two miles from Halesworth.*

Guide Price  
£375,000 Freehold  
Ref: P7369/C  
Downside  
Halesworth Road  
Cookley  
Halesworth  
Suffolk IP19 0LX



Kitchen, dining room, sitting room, two double bedrooms and bathroom.

Off road parking and garden.

Large outbuilding.

Contact Us



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## **Location**

The property is situated within the parish of Cookley. It stands in a pleasant, rural location close to the market town of Halesworth which is just over two miles and offers a full range of local shopping and commercial facilities as well as schooling and a railway station. The Suffolk Heritage Coast with popular towns and villages such as Southwold, Walberswick and Dunwich is about eleven miles to the east.

## **Description**

Downside is a detached bungalow with brick elevations under a tiled roof. It benefits from oil fired central heating and UPVC double glazed windows throughout. A front door opens to the modern kitchen, off which is a utility cupboard which is home to the boiler and has space for a washing machine. Off the kitchen is a good sized dining room with door opening to the hallway where there is an exterior door, and door to a dual aspect sitting room and two double bedrooms, and a bathroom.

The property is approached off a small lane via a shingle drive providing ample off road parking. There are gardens to both the front and rear which are mainly laid to lawn and contain mature trees and shrubs. The grounds extend to approximately 0.45 acres and contains a substantial outbuilding.





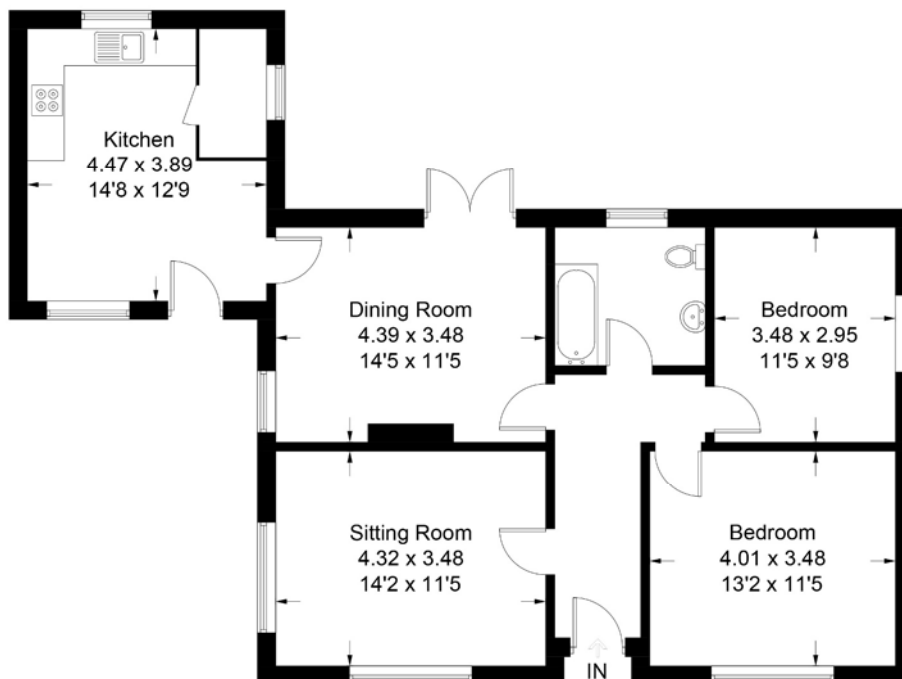






## Downside, Cookley

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Oil fired central heating. Private drainage system (whilst it is believed that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price).

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E (copy available from the agents upon request)

*Council Tax* Band C; £1,871.21 payable per annum 2024/2025

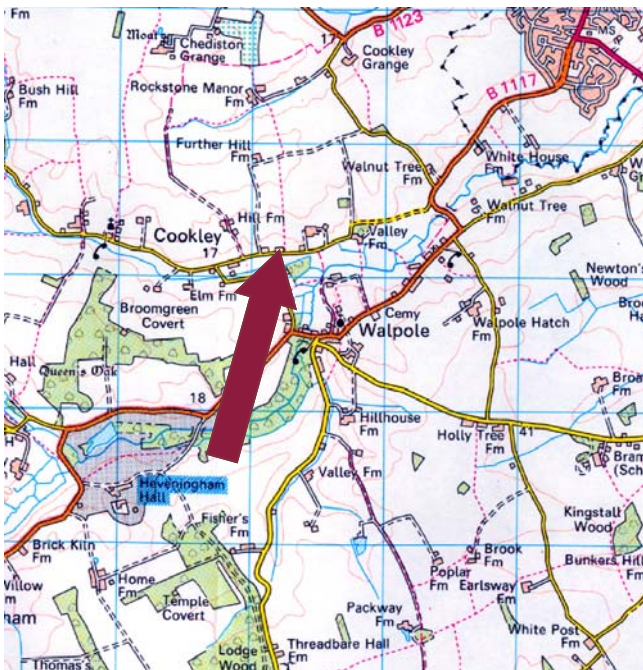
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*June 2024*



## Directions

From Halesworth proceed in southerly direction on the B1117 and then bear right onto the small lane towards Cookley. Having passed Valley Farm on the left hand side, continue past Bucks Farm on the right to a cluster of dwellings on the right where the property will be found on the right hand side.

What3Words location: [///sandwich.flitting.womanly](https://www.what3words.com/#!/en/sandwich.flitting.womanly)



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