

*A well-proportioned four bedroom detached house, that now requires some updating, in the centre of the popular and well regarded village of Kettleburgh.*

Guide Price  
£500,000 Freehold  
Ref: P7431/J

Cherry Tree House  
The Street  
Kettleburgh  
Suffolk  
IP13 7JZ



Entrance hall, sitting room, kitchen/breakfast room, garden room, dining room, study, utility room and cloakroom.

Galleried landing, principal bedroom with en-suite shower room, three further bedrooms and bathroom.

Double cartlodge and generous shingled driveway.

South-westerly facing rear garden.

Contact Us



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## Location

Cherry Tree House will be found in the centre of the popular and well regarded village of Kettleburgh, which benefits from a church, village hall, village green and well respected pub, The Chequers. The village is just 3 miles from the market town of Framlingham, best known locally for its fine Medieval Castle and good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, a medical centre, public houses and restaurants. The Suffolk Heritage Coast is within about 15 miles. Woodbridge is about 9 miles and provides additional services. The County town of Ipswich lies about 15 miles to the south-west and from here regular rail services to London's Liverpool Street station are scheduled to take just over the hour.

## Description

Built approximately 13 years ago, Cherry Tree House will be found in the centre of the well regarded village of Kettleburgh and set well back from the village street.

Designed and built in the traditional Suffolk vernacular, with rendered and colourwashed elevations under pitched pantile roofs with dormer windows, Cherry Tree House offers a very good amount of accommodation that extends to nearly 2,000 sq ft in all. The accommodation comprises a generous entrance hall for receiving guests, and this links well with the sitting room, with fireplace with woodburning stove, kitchen/breakfast room, dining room and study. There is also a delightful garden room that links both the kitchen/breakfast room and sitting room in an almost open-plan fashion. There is also a useful utility room with cupboard housing the underfloor heating manifold for the ground floor.

On the first floor there is a galleried landing, principal bedroom with en-suite shower room, three further bedrooms and family bathroom.

Outside the gravelled driveway leads to a generous parking and turning area beside which is the double cartlodge. At the rear there is a south-westerly facing garden, with patio area immediately adjoining the property, that can be accessed from the garden room, and beyond this is a garden that is predominantly laid to lawn for ease of maintenance. Beyond the lawn is a retaining wall and bank that rises up to the rear boundary.

Whilst perfectly serviceable Cherry Tree House does require some modernising and updating, which offers an incoming purchaser with a wonderful opportunity to refurbish the property to their particular style and taste. The render also requires attention in areas.













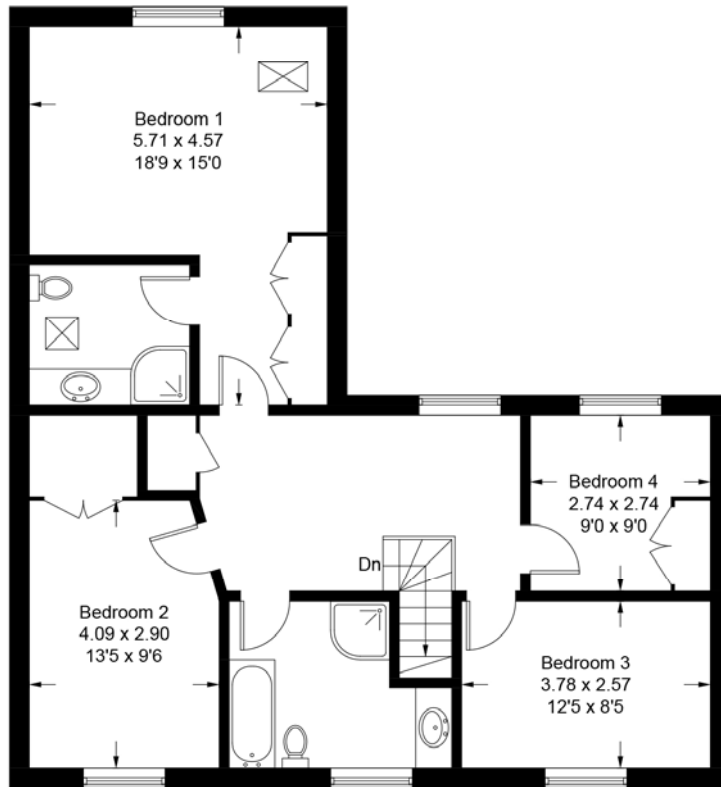




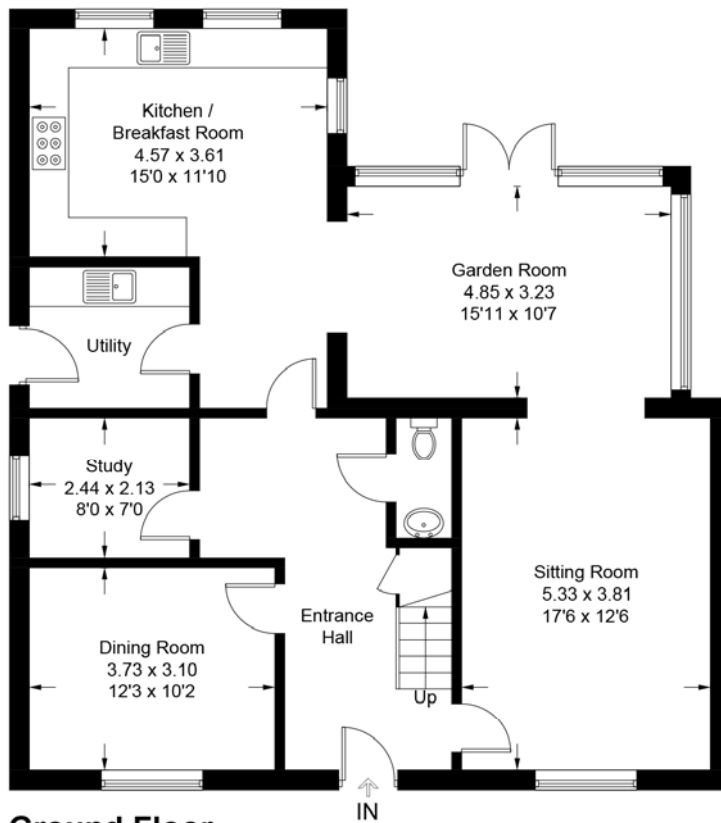


# Cherry Tree House, Kettleburgh

Approximate Gross Internal Area = 185.5 sq m / 1997 sq ft



**First Floor**



**Ground Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water systems. Underfloor heating on the ground floor and radiators on the first floor.

*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 = D

*Council Tax* Band E; £2,569.11 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

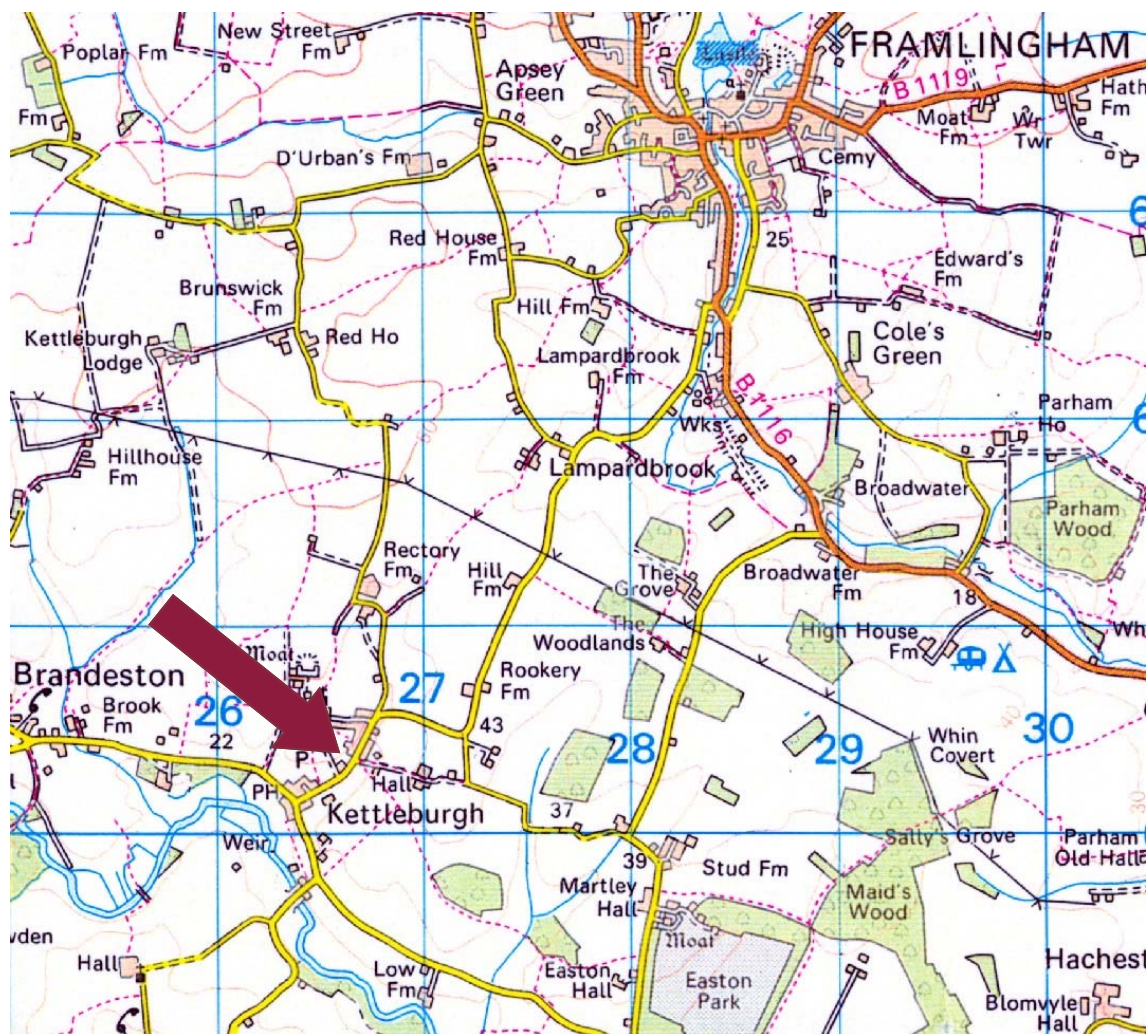
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. We understand that Cherry Tree House owns the entirety of the driveway although the neighbouring property, Dutch House, benefits from a right of way over the initial part of the driveway to access their property.

*September 2024*

## Directions

From the Agent's office proceed in a southerly direction out of the town. Turn right where signposted to Kettleburgh and Brandeston. Upon entering Kettleburgh, bear round to the left and just after the village hall the entrance to Cherry Tree House will be found on the right hand side of the road.

For those using the What3Words app: [///exactly.brands.regarding](http://www.what3words.com/exactly.brands.regarding)



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