



Rose Villa

Stradbroke, Eye, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful cottage combining character features with modern fittings, in a picturesque village setting.

A charming detached cottage, set within delightful, enclosed gardens in the heart of the popular Suffolk village of Stradbroke, benefitting from an integral annexe wing offering further accommodation.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE



ENCLOSED GARDEN



FREEHOLD



**RURAL/
VILLAGE**



2,102 SQ FT



**GUIDE PRICE
£600,000**



The property

Rose Villa is an attractive, extended detached house that combines splendid character features with understated modern accommodation. It offers comfortable, flexible living space arranged over two floors, including four bedrooms and four reception rooms, with space to the ground floor providing suitable accommodation for use as an annexe.

There are three well-presented reception rooms at the front of the ground floor, in the original part of the house. They include the sitting room with its painted timber beams overhead and grand brick-built open fireplace with its original timber lintel. There is also a dual aspect study and a formal dining room, which has tiled flooring and south-facing French doors opening onto the rear terrace. The modern kitchen and breakfast room is part of a large extension to the rear, and includes three sets of French doors opening to the rear garden. There are built-in units to base and wall level, wooden worktops and integrated appliances, as well as a breakfast area with space for informal dining. Towards the rear of the house in the modern extension

there is also a large utility room and a pantry, both of which provide further storage and space for appliances, while the family room offers a peaceful space in which to relax. Together with the ground-floor double bedroom and its en suite shower room, the collection of rooms at the rear offer the potential for use as an annexe for guests or family members.

The first floor of the main house provides a further three well-presented bedrooms, with the large principal bedroom offering built-in storage. The property has two family shower rooms, both of which are located on the ground level with a cloakroom to the first floor.



Outside

At the front of the property, the garden has an area of lawn bordered by colourful flowerbeds, while access for vehicles is to the side, providing a parking area for several vehicles. The garden at the rear has a sunny south-facing aspect and includes areas of terracing for al fresco dining, with lawns to the side and to the rear, bordered by established hedgerows, shrubs and trees and featuring two storage sheds, a wood store as well as a timber-framed summer house.

Location

The property is located in the heart of the charming village of Stradbroke, midway between Ipswich and Norwich, and within easy reach of the beautiful Suffolk coast. Stradbroke has a selection of everyday amenities, including a library, baker's, local shop, two pubs, a post office, while there is also a primary and secondary school. The small market town of Eye, 7 miles away, provides further amenities including a selection of shops, while Diss provides access to larger supermarkets. Ipswich is 24 miles away, with its excellent choice of shops, leisure and cultural facilities, with the A140 and A14 providing easy access.

Distances

- Eye 6.9 miles
- Diss 7.4 miles
- Halesworth 12.5 miles
- Norwich 29.3 miles

Nearby Stations

- Diss - mainline between London Liverpool Street and Norwich

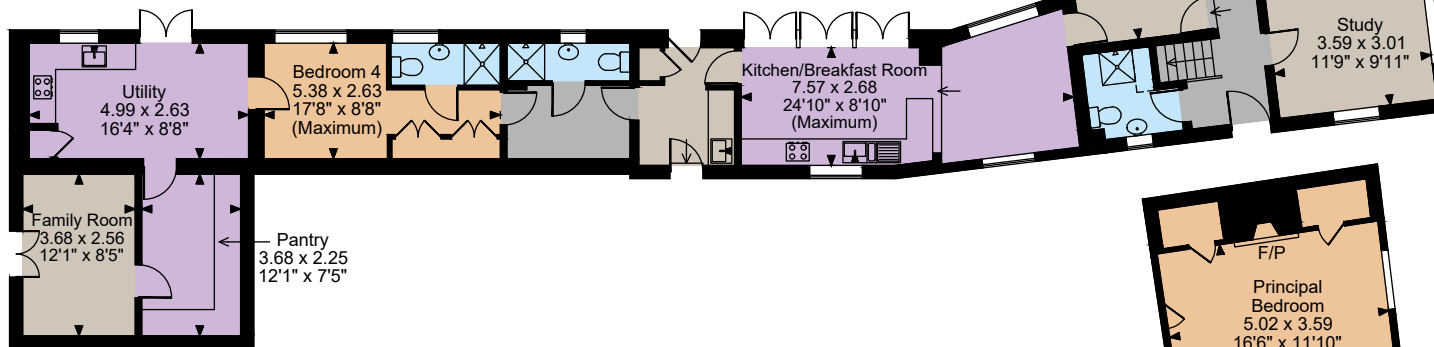
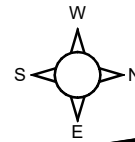
Key Locations

- Stradbroke Pool & fitness centre
- Framlingham Castle
- Suffolk Heritage Coast

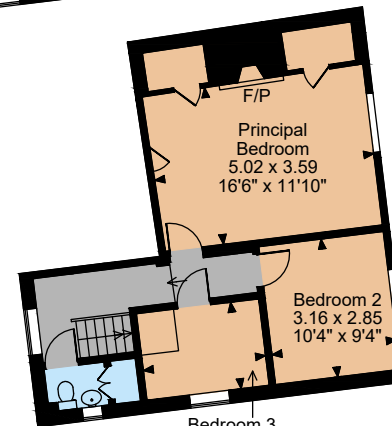
Nearby Schools

- Stradbroke High School
- Stradbroke Primary
- Framlingham College & Prep
- Hartismere School Eye





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

House internal area 2,102 sq ft (195 sq m)

For identification purposes only.

Directions

IP21 5HS

what3words: ///courts.salaried.cassettes - brings you to the driveway

General

Local Authority: Mid Suffolk District Council

Services: Water, electricity and mains drainage services are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

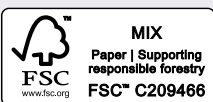
Suffolk

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