



# Appletree Cottage

Swilland, Ipswich, Suffolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A light, beautifully-presented family home in a central village location, with garage and landscaped gardens.

Appletree Cottage is a beautifully-presented four bedroom family home in a central village location, offering views towards the church at the rear, with garage and delightfully landscaped gardens.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**2,014 SQ FT**



**GUIDE PRICE  
£525,000**



### The property

Positioned in the quiet village of Swilland, Appletree Cottage is a charming four bedroom detached family home offering flexible accommodation throughout, arranged over two floors.

Configured to provide the ideal space for family living and entertaining, the ground floor is accessed via a welcoming reception hall which leads to four light-filled reception rooms; a spacious sitting room, a useful study, dining room with sash windows and a conservatory to the rear offering plenty of natural light with French doors providing access to outside. The well-proportioned kitchen/breakfast room is fitted with a range of wall and base level units, integrated appliances, ESSE stove, a breakfast bar area and a set of bi-fold doors leading to the rear terrace garden. An adjacent utility room and a cloak room complete the ground floor.

To the first floor are four well-presented double bedrooms; the principal bedroom benefitting from an en suite and Juliet balcony to the rear offering

wonderful views across to the village church. A family bathroom completes the internal accommodation.

### Outside

The driveway is found to the side of the property allowing for ample parking, and provides access to the garage with barn-style doors.

The fully landscaped rear gardens are enclosed with wooden fencing to the rear boundary, with low-level box hedging allowing for borrowed views across the paddock to the rear. An upper area provides space for play, whilst lower-level terracing wraps around the rear of the property, with a covered, west-facing pergola creating ideal space for al fresco dining and entertaining. The gardens are laid with artificial turf, with contained areas of planting, to allow for easy maintenance.



## Location

Situated in the heart of Mid Suffolk, the small village of Swilland is well placed for both easy commuting and the Suffolk coast. The village of Swilland offers walking distance amenities including a village pub, a church and a school whilst the village of Otley is just 2.3 miles away and benefits from a village shop for essentials, pub and doctor's surgery, as well as the renowned Otley College and primary school. Likewise, the nearby village of Grundisburgh offers a fantastic range of local amenities including doctor's surgery, village shop, pub, deli, general store and coffee shop, and is 4.1 miles away. The popular riverside town of Woodbridge is 7.8 miles to the east and offers a range of independent shops, cafes and restaurants.

The property is only 5.9 miles north from Ipswich, Suffolk's county town, which has a variety of amenities including further shopping and commercial activities, along with the town's railway station which offers direct links to London's Liverpool Street, taking approximately 70 minutes. The A14 and A12 are both in close proximity and enable access to the greater

road network.

Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell and Alde, together with golf courses at Fynn Valley, Ufford and Aldeburgh. The area offers an excellent selection of both state and independent schooling, including Witnesham Primary and Thomas Wolsey Ormiston Academy, Ipswich School, Woodbridge School and Framlingham College and Prep, and Debenham High School.



## Distances

- Witnesham 1 mile
- Otley 2.3 miles
- Grundisburgh 4.1 miles
- Woodbridge 7.8 miles
- Ipswich 5.9 miles

## Nearby Stations

- Woodbridge
- Ipswich

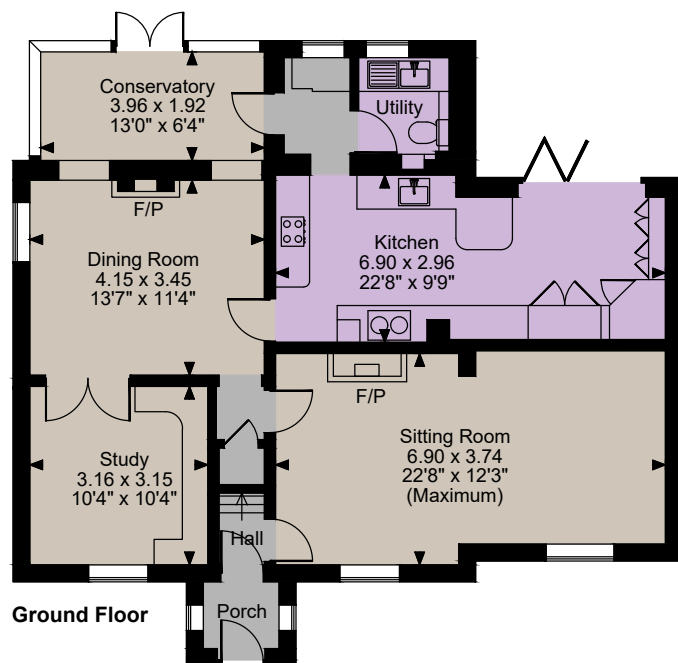
## Key Locations

- Aldeburgh
- River Deben
- Framlingham Castle
- Woodbridge

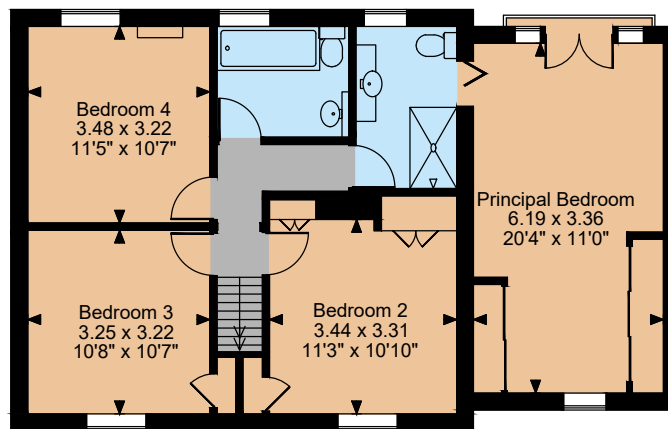
## Nearby Schools

- Witnesham Primary School
- Otley Primary School
- Ipswich School
- Woodbridge School

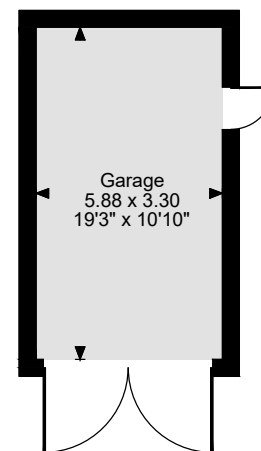
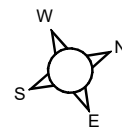




Ground Floor



First Floor



## Floorplans

Main House internal area 1,805 sq ft (168 sq m)

Garage internal area 209 sq ft (19 sq m)

Total internal area 2,014 sq ft (187 sq m)

For identification purposes only.

## Directions

IP6 9LP

what3words: ///hockey.swim.pasting

## General

Local Authority: East Suffolk Council

Services: Mains water, electricity and drainage. 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: D

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

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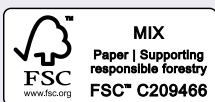
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## Suffolk

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