



2 Charity Cottages | Swiland Road | Otley | IP6 9NE

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

2 Charity Cottages, Swilland Road, Otley, Suffolk, IP6 9NE

“A spacious & individual four bedroom semi-detached house, standing on generous grounds with ample off-road parking, garage, adjoining home office/workshop & far-reaching views of the surrounding countryside.”

Description

A spacious and individual four bedroom semi-detached house, standing on generous grounds and occupying an enviable position overlooking open farmland. The property benefits from ample off-road parking, a single garage and adjoining home office/workshop.

Further notable benefits include convenient access to both road links via the A12 & A14 but also destinations further afield, but most notably its proximity to Suffolk's Heritage Coast.

About the Area

The amenities within Otley includes post office and the award-winning village shop, St. Mary's Church, village hall, The White Hart public house, doctor's surgery, playgroup, primary school, bowls green, a weekly 'fish & chip' van and bus services. The village is home to Otley College (agricultural and horticultural), Otley Hall (a Grade II Listed 16th century moated hall) and Martha's Barn Cafe.

The County town of Ipswich benefits from a railway station located on the Great Eastern Mainline with a journey time of approximately one hour and ten minutes to London's Liverpool Street Station. Ipswich offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies. Otley village is located within the Farlingaye High School catchment and private schools can be found in Woodbridge, Framlingham and Ipswich. The pretty town of Woodbridge is set approximately five miles distance offering an array of further amenities.

The accommodation in more detail comprises:

Side door to:

Entrance Hall

Tiled flooring, window to rear aspect and two storage cupboards, one of which with cloak hanging space and shelving and the other with shelving. Door to:

Kitchen/Breakfast Room Approx 21'9 x 11'2 (6.64m x 3.40m)

A light and airy space enjoying field views to the rear with French doors opening onto the terrace. There is also a window to the side aspect overlooking the delightful grounds. The kitchen is fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring halogen hob with extractor over, oil-fired Range style cooker, tiled flooring, open-plan to dining area, door to staircase rising to the first floor and opening to:

Dining Room Approx 15'11 x 9'2 max (4.86m x 2.83m)

Window to front aspect, wood flooring, door to storage cupboard housing fuse board and electric meters and doors to:

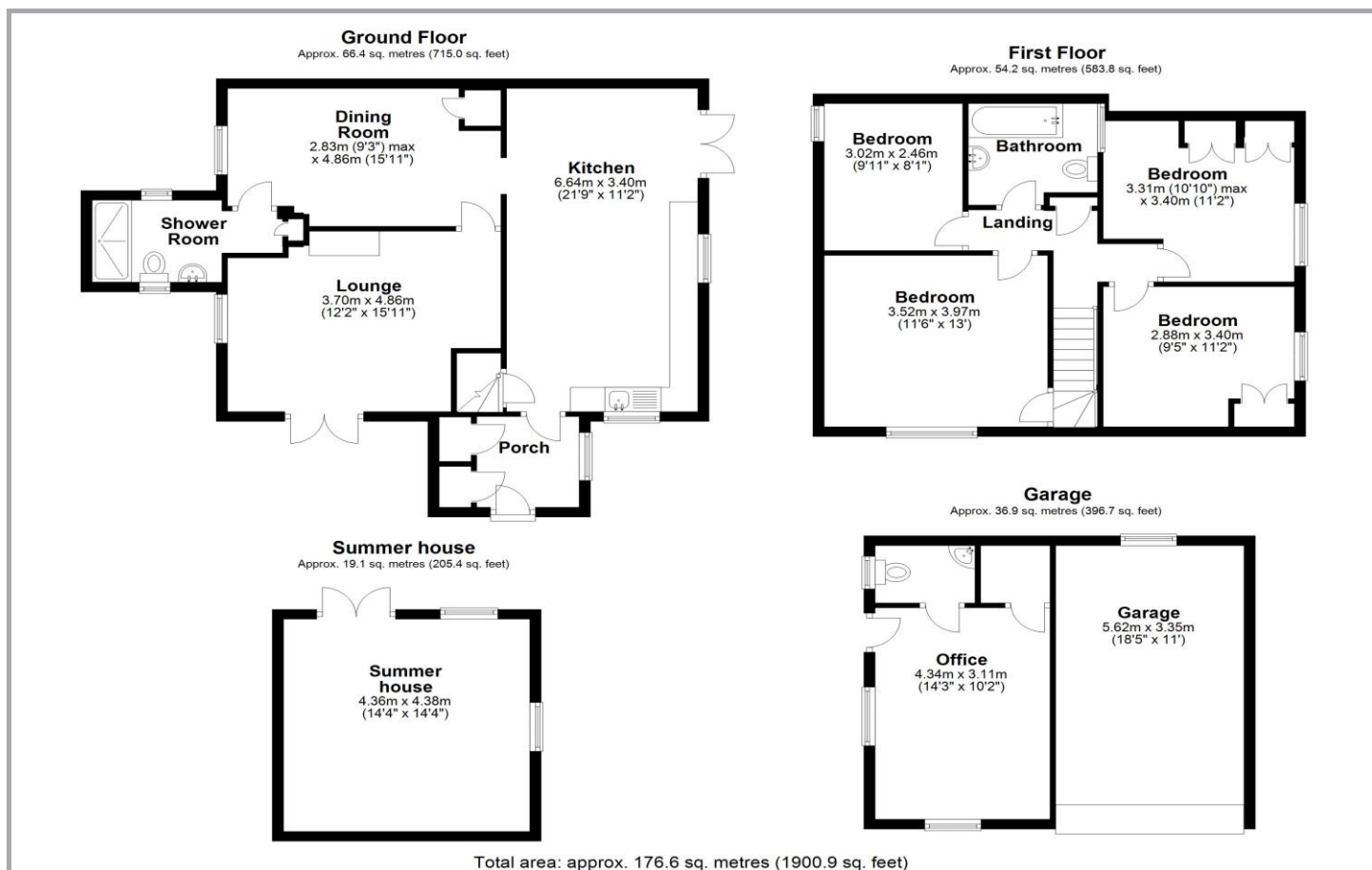
Ground Floor Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, heated towel rail, spotlights, extractor, frosted window to either side aspect and door to storage cupboard with shelving.

Sitting Room Approx 15'11 x 12'2 (4.86m x 3.70m)

With French doors to side opening onto the decking, window to front aspect, feature inset with wood burning stove on a tiled hearth with red brick surround and oak bressummer over and wood flooring.





First Floor Landing

Access to loft and doors to:

Master Bedroom Approx 13' x 11'6 (3.97m x 3.52m)

Double room with window to side aspect, built-in wardrobes and further door to storage cupboard.

Bedroom Two Approx 9'11 x 8'1 (3.02m x 2.46m)

Double room with window to front aspect.

Bedroom Three Approx 11'2 x 9'5 (3.40m x 2.88m)

Double room with window to rear aspect commanding enviable views over open farmland and built-in wardrobe.

Bedroom Four Approx 11'2 x 10'10 max (3.40m x 3.31m max)

Window to rear aspect and under eaves storage.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, heated towel rail and window to rear aspect.

Outside

2 Charity Cottages is situated on the outskirts of the village opposite Otley College and is accessed over a private gravelled drive, which is turn leads to a substantial parking area and giving access to the single garage. The garage is fitted with an up and over door, power and light connected as well as the adjoining former garage bay which has now been converted to provide a home office/workshop space. This incorporates a personnel door to the side and a cloakroom.

The grounds are predominately lawned and private in nature with boundaries defined by a mixture of fencing and hedging and includes a greenhouse as well as a generous summerhouse and garden pond. Directly to the rear of the property is a more cottage style area of the garden with a terrace abutting the rear of the property as well as a mainly shingled area for alfresco dining. On very brief inspection can be seen the tremendous aspect, whereby there are far-reaching farmland views on more than one side.

Local Authority

East Suffolk District Council

Council Tax Band – B

Services

Mains water, electricity. Oil-fired heating and private drainage via a sewage treatment plant – Klargester Bio Disc (shared with number 1 Charity Cottages).

Agents Note

We understand from our client, that number 1 Charity Cottages enjoys a right of way over the driveway of this property for the purposes of access to their parking area and small garage adjacent to this property's boundary.





Home Office/Workshop (above and below)



Energy performance certificate (EPC)

2 Charity Cottages
Swilland Road
Oley
IPSWICH
IP6 9NE

Energy rating
C

Valid until: 28 February 2034

Certificate number: 5828-4444-6002-0622-0906

Property type: Semi-detached house
Total floor area: 119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk