



**Fordwater Cottage**  
**Wixoe, Suffolk**

**DAVID  
BURR**





# Fordwater Cottage, Wixoe, Sudbury, Suffolk, CO10 8UD

Wixoe is a small hamlet on the Suffolk/Essex border, about 2 miles from the village of Stoke by Clare, 4 miles from Haverhill and 15 miles from the market town of Saffron Walden with direct commuter service to London Liverpool Street (52 mins) and easy access to West London (34 mins to Tottenham Hale then 15-20 mins via tube).

This charming Grade II Listed cottage with an oak frame extension is situated in a quiet stunning semi-rural location backing onto open countryside. The property displays many original features including exposed beams and impressive inglenook fireplaces whilst complemented by modern finishes including a vaulted kitchen and stylish bathrooms and all being set within 6.1 acres of mature gardens and paddocks with stables and a range of further outbuildings. **In all about 6.1 acres.**

## A charming Grade II Listed cottage set within 6.1 acres in a stunning, rural location.

Entrance into:

**HALL** With brick floor and stairs to the first floor.

**SNUG** A charming double aspect room showcasing impressive original features including a large inglenook fireplace with wood burning stove and exposed beams.

**SITTING ROOM** A delightful room also featuring an impressive inglenook fireplace with wood burning stove, exposed beams and outlook to the garden.

**KITCHEN/BREAKFAST ROOM** Forming part of an oak framed extension this stunning vaulted room forms the hub of the home with a range of wall and base units under Corian worktop with inset sink. A central island houses the Belling range cooker, a breakfast bar and further storage. There is space for an American style fridge freezer and plenty of space for a breakfast table and chairs set adjacent French doors that lead to the breakfast terrace. Further features include a spacious larder and storage cupboard and an area currently utilised as a **study** with brick paved flooring and a large picture window overlooking the grounds.

**BEDROOM 4** Overlooking the rear garden.

**GUEST BEDROOM** A spacious double bedroom with French doors leading to the gardens with views over the extensive grounds.

**SHOWER ROOM** Stylishly fitted with tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

**UTILITY ROOM** With space and plumbing for a washing machine and tumble dryer under solid oak worktop.

**CLOAKROOM** Fitted with a WC, wash hand basin and airing cupboard.

### First Floor

**BEDROOM 1** A spacious room featuring exposed beams, pleasant outlook and an **en-suite** comprising free standing bath, tiled shower cubicle, WC and pedestal sink unit.

**BEDROOM 2** Another charming room featuring exposed beams with storage cupboard.

**BEDROOM 3** A lovely light, double aspect room overlooking the rear gardens and countryside beyond.

**BATHROOM** Stylishly fitted with a WC, wash basin and bath with storage cupboard.

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## Outside

The property is situated along a quiet country lane surrounded by woodland and fields and is approached by an extensive gravel driveway providing parking and turning for several vehicles with a twisted willow forming a centrepiece to a turning circle.

The property enjoys extensive grounds with the cottage enjoying formal gardens enclosed with post and rail fencing and enjoying several dining terraces and a flint former bake house now acts as the boiler room. The gardens enjoy a range of mature trees and flower beds and areas of traditional lawns. The grounds outside the formal gardens form paddock with a stable block and further outbuildings. Beyond the paddock is an area of meadow that could be utilised as extra paddock or equally suitable for livestock. The gardens feature several vehicular access. **In all measuring 6.1 acres.**

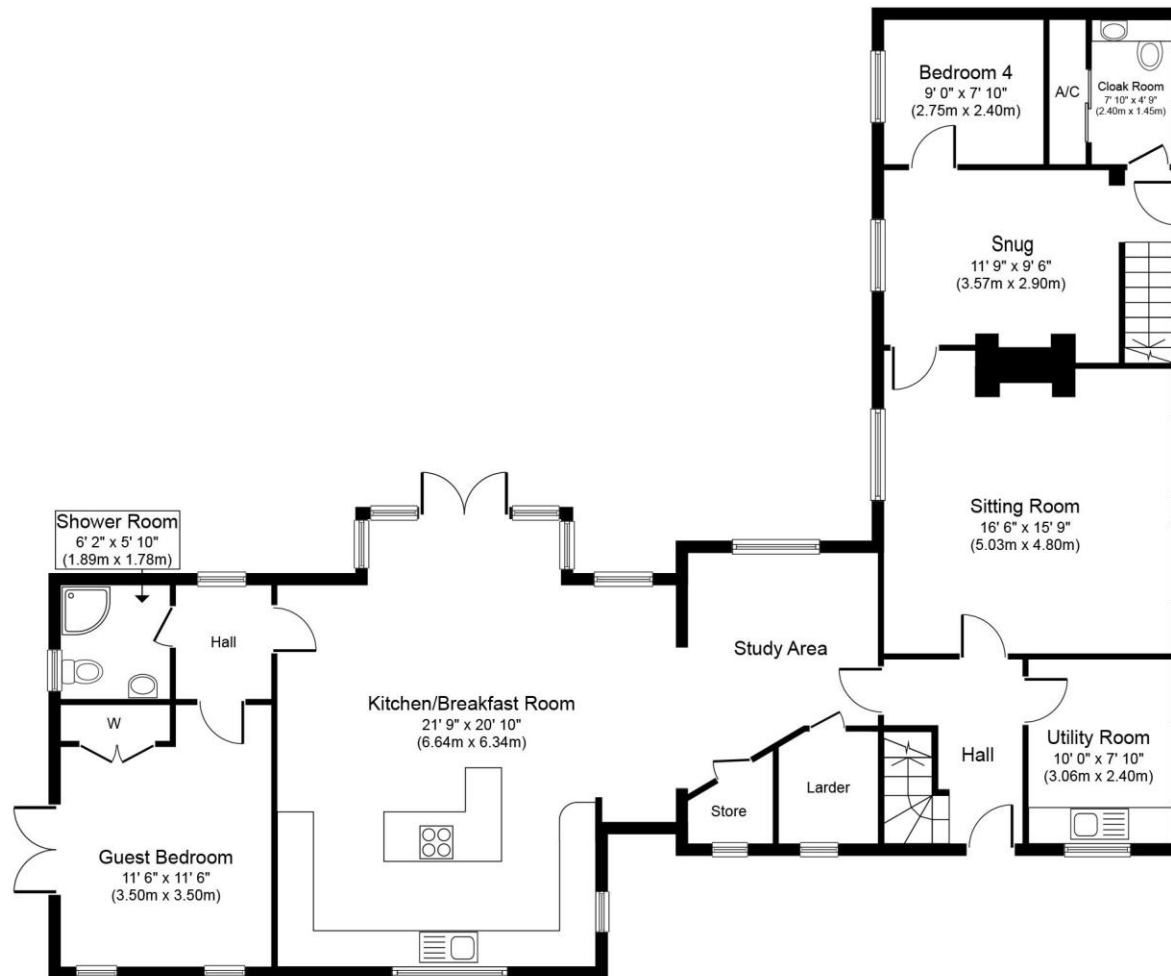
**SERVICES:** Water from bore hole, electricity and septic tank. Oil fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council, Western Way, Bury St Edmunds, Suffolk IP33 3YS. Tel: (01284) 763233. Council Tax Band: E. £2,487.50 per annum.

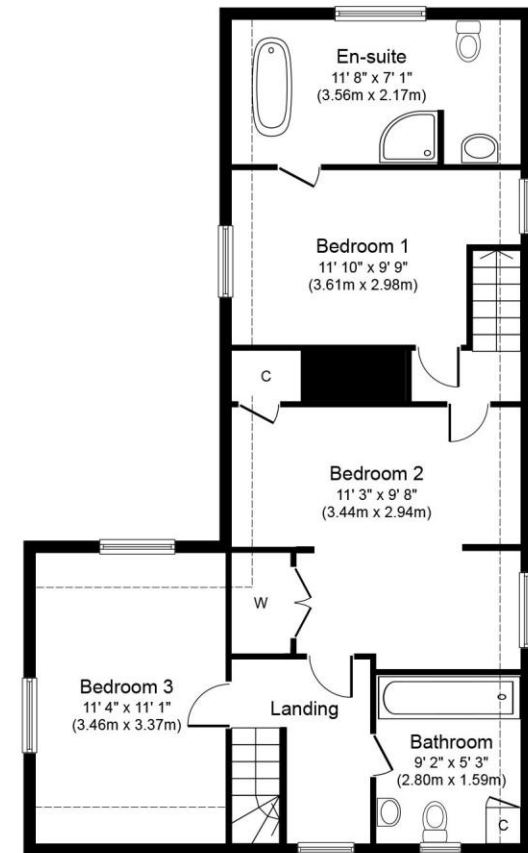
**WHAT THREE WORDS DIRECTIONS:** snored, majorly, listen.

**VIEWINGS** Strictly by appointment through our Clare office 01787 277811.





**Ground Floor**  
**Approximate Floor Area**  
**1,587 sq. ft.**  
**(147.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**877 sq. ft.**  
**(81.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



