

DAVID
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Toad Hall

Stradishall, Suffolk

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Edmunds Hill, Stradishall, Suffolk

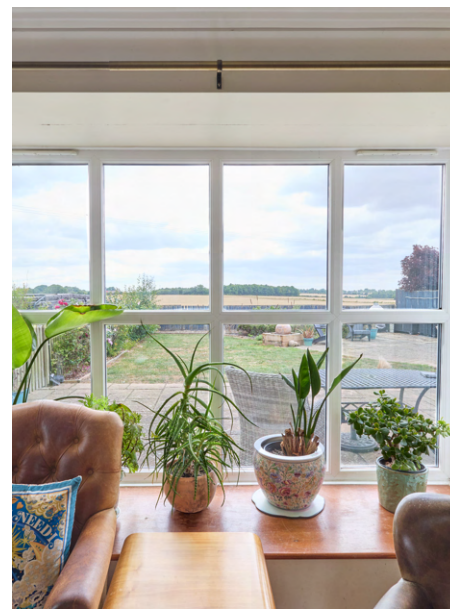
A spacious, well extended and beautifully presented four bedroom cottage situated in an elevated position with exceptional views over undulating countryside, with generous gardens measuring in all about 0.50 acres.



- Spacious, well extended and beautifully presented four bedroom cottage
- Elevated position
- Off-road parking for multiple vehicles
- Generous gardens in all about 0.50 acres
- Countryside views
- Icelandic BBQ Hut, hot tub/swim spa, sauna and workshop/home office

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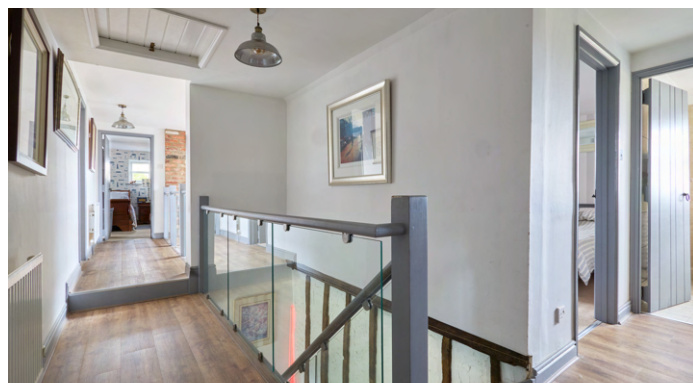


INTERIOR

The property is accessed via a generous RECEPTION HALL with tiled flooring, large pantry cupboard and CLOAKROOM with WC and wash hand basin. Double doors open into the SITTING ROOM a generous reception room of triple aspect, featuring an Aga woodburning stove set within a red brick fireplace with pamment tiled hearth, French doors lead to the CONSERVATORY with French doors in turn leading to the garden with views over the gardens and countryside beyond. An opening leads through to the BREAKFAST ROOM with plenty of space for a appliances, a particularly light room with vaulted ceiling and roof window as well as a picture window with countryside views, door opening into the KITCHEN comprehensively fitted with a range of wall and base units under worktop with a 1.5 bowl stainless steel sink inset, Insinkerator hot and chilled tap and waste disposal unit. Integrated appliances include an Everhot cooker, washing machine and dishwasher, whilst there is space for a fridge/freezer and a preparation island under quartz worktop, quarry tiled flooring and outlook to the rear with views over open countryside. A door leads through in turn to the DINING ROOM another generous reception room with exposed beams, chimney with recess storage, plenty of space for dining table and chairs and a staircase leading to the first floor.

FIRST FLOOR

A generous LANDING AREA with double airing cupboard and single storage cupboard, access to the roof and doors leading to the bedrooms. A particular highlight is the vaulted gallery over the BREAKFAST ROOM. The MASTER BEDROOM a generous double bedroom with two pairs of built-in double wardrobes, double aspect views, large storage cupboard and an En-Suite comprising tiled shower cubicle, vanity unit with WC, wash hand basin, heated towel rail and views over exceptional open countryside to the rear. BEDROOM 2 another generous double bedroom with outlook to the front. BEDROOM 3 a further double bedroom with built-in wardrobes and outlook to the front. BEDROOM 4 a further double with built-in wardrobes and countryside views. FAMILY BATHROOM comprising a panelled bath with shower over, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring.



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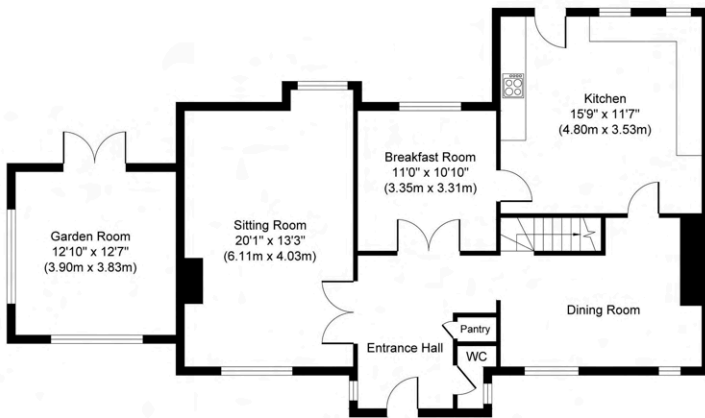
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EXTERIOR

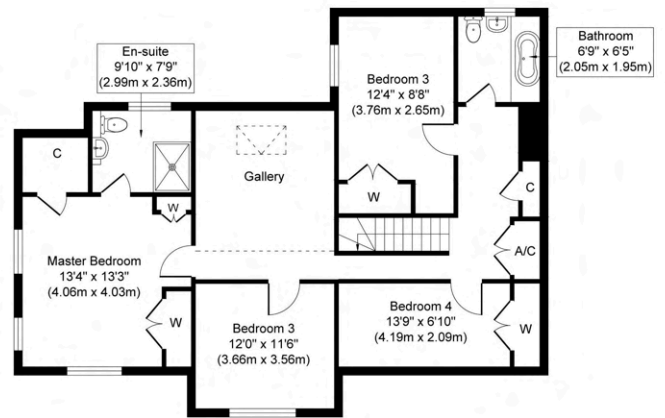
The property is approached via a small area of shared driveway leading in-turn to private parking for multiple vehicles via a pair of Suffolk gates. Tesla EV charging point. The front gardens feature an area of traditional lawn, interspersed with mature trees. To the front there is also log stores, garden sheds and a large timber WORKSHOP, a low-level picket fence provides access to the more formal gardens which feature an expanse of traditional lawn, interspersed with mature trees, flower beds and an area of wild garden, all enclosed with a large hedge line, leading onto an extensively paved dining terrace, ideal for Alfresco entertaining and a raised decked terrace, currently housing the hot tub/swim spa. The garden further features an ICELANDIC BBQ HUT, SAUNA and SUMMERHOUSE/HOME OFFICE.



Floorplan



Ground Floor
Approximate Floor Area
1137 sq. ft
(105.66 sq. m)



First Floor
Approximate Floor Area
952 sq. ft
(88.43 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.

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Stradishall, Suffolk

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,741.44 per annum.

PROPERTY POSTCODE: CB8 8YR.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:
None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: Please ask Agent for further details.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through
DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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