



A CHARMING UNLISTED COTTAGE SITUATED IN AN ELEVATED SETTING ON THE VILLAGE EDGE

Minden Cottage, Top Road, Rattlesden, Suffolk IP30 0SJ

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ESTABLISHED 1966

Minden Cottage

Top Road

Rattlesden

Suffolk IP30 0SJ

- *Stowmarket Mainline Station 6 miles*
- *Bury St Edmunds 9 miles*
- *Lavenham 9 miles*

RECEPTION PORCH • SITTING ROOM • DINING ROOM
KITCHEN • SUNROOM • UTILITY ROOM • 3 BEDROOMS
DRESSING ROOM • 2 BATHROOMS • GARAGE
IN ALL 0.24-ACRE

Situated in a delightful location on the fringes of this well-regarded village, Minden Cottage is an attractive cottage built of traditional timber-frame construction under a thatched roofline. The property boasts many notable original features with an exposed oak frame and inglenook fireplace, whilst affording a good degree of natural light.

The cottage cleverly fusing these original elements with a contemporary vaulted south-facing extension in 2016, which further enhances the living space and versatility.

The property extends to around 1,600ft² comprising entrance porch with glazed door into the sitting room, which enjoys a triple aspect and inglenook with wood-burning stove and useful storage cupboards.

The dining room French doors to the terrace, leading through to a kitchen, fitted with a range of base and eye level units with preparation worktop, stainless steel sink with drainer, tiled floors and opening to a further area featuring a number of useful storage cupboards. There is access to a ground-floor shower room with tiled floors and walls, heated towel rail and separate WC.

The modern extension provides a wonderful, bright sitting area, with tiled floors and views over the garden, adjoining a large utility room with further storage, tiled floors and preparation worktops with stainless steel sink with drainer.

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Guide: £499,950



On the first floor are 3 bedrooms, with bedroom 2 giving access to bedroom 3, whilst the principal bedroom has views over the front garden, and access to a dressing room and its own en suite shower room.

Outside

Minden Cottage is approached from Top Road onto a parking area, leading to an adjoining garage with electric up-and-over door, with power and light connected.

The majority of the garden is located to the front of the cottage, with an expanse of lawn with flower beds interspersed with a variety of established trees and shrubs. There is a pathway leading around to the secluded back garden with oak sleepers and woodchip, opening to a large terrace, enjoying a south and west orientation. There is a further useful area behind the hedge line for composting and garden storage and gate access to Top Road. There is also a Garden shed.

Services

Mains water, drainage and electricity • Electric storage heating
First-floor radiators fed from wood-burning stove • Underfloor heating to shower room, utility and sun room • Broadband Speed Approx 150Mb • Council Tax Band 'E'

Location

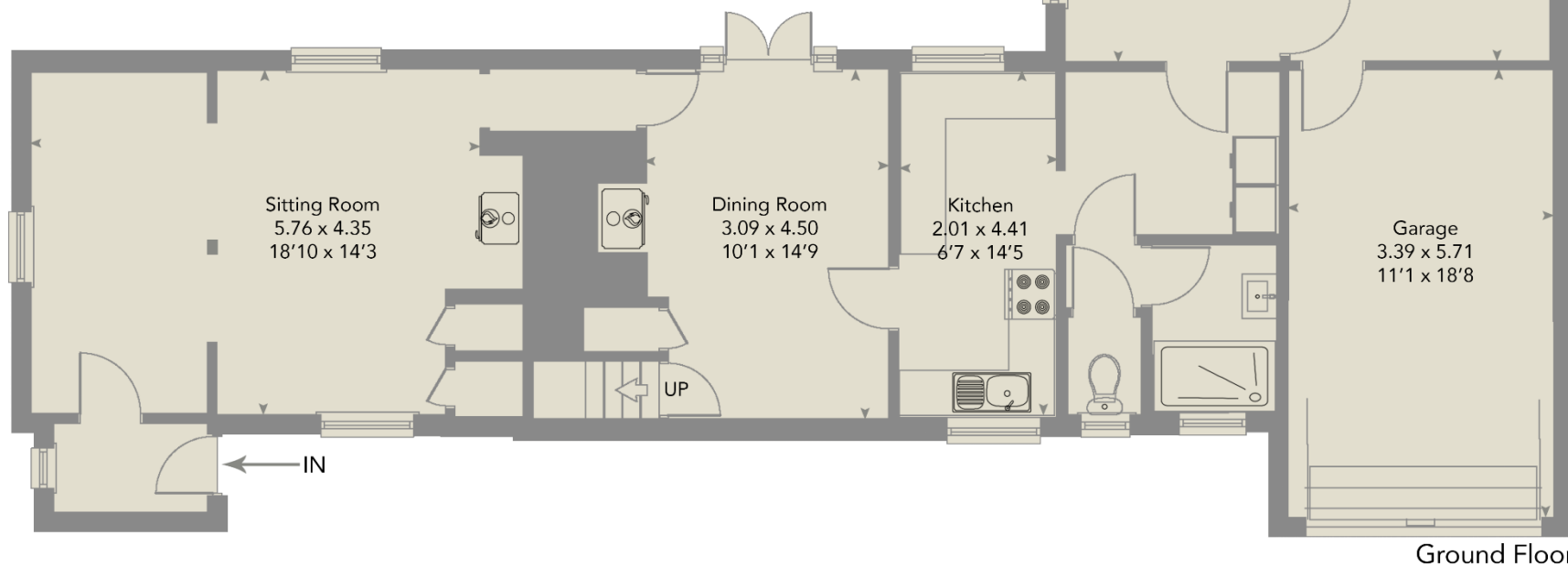
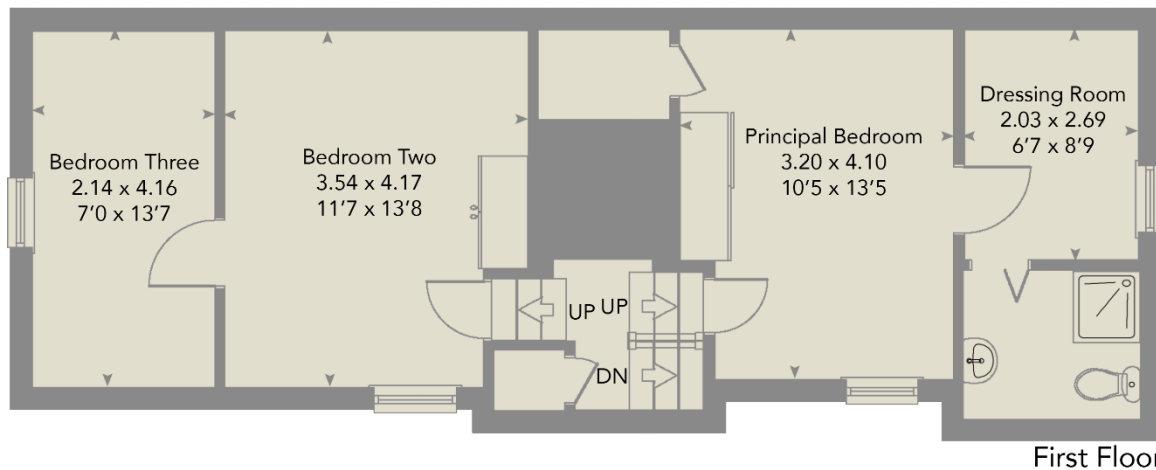
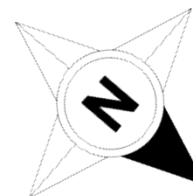
Rattlesden provides everyday amenities including the Community Shop run by volunteers, a post office, preschool and primary school, village hall, sports pavilion and playing fields, two historic village inns; one a free-house, The Five Bells and The Brewers, a Gastro Pub with an award winning reputation, a Baptist Church and the magnificent Church of St Nicholas.

Rattlesden is situated between the towns of Bury St Edmunds and Stowmarket, the latter offering a main line rail link to London Liverpool Street and the nearest station, Elmswell has a direct line to Cambridge.

What3words: greeting.joyously.senior



Approximate Gross Internal Area = 152 m² / 1636 ft²
 Garage = 19 m² / 204 ft²
 Total = 171 m² / 1840 ft²
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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