



**Riverside,
The Street, Chelsworth, Suffolk**

**DAVID
BURR**



Riverside, The Street, Chelsworth, Suffolk IP7 7HU

Chelsworth is an extremely attractive small village nestled in unspoilt Brett Valley countryside with a vibrant active community and a sought-after location in which to live. The village has a wealth of period houses and is renowned for its annual Open Gardens which raises money for the local parish church along with a village inn, The Peacock. The village is well served by local shops at Monks Eleigh and Bildeston, the latter with a health centre, and nearby Semer, with its renowned farm shop. More extensive shopping is available at Hadleigh, some 5 miles distant. Sudbury is about 8 miles which has a branch line railway station connecting to London at Marks Tey. Main line trains are available at Colchester, 20 miles (Liverpool Street from 47 minutes) and Ipswich 14 miles (Liverpool Street from 57 minutes).

Sitting in one of Suffolk's most sought after villages is this charming cottage with annexe, sitting in beautifully landscaped grounds amounting to circa 1 acre with generous river frontage and is being offered with NO ONWARD CHAIN.

A delightful village home

RECEPTION HALL: A solid wood and glass panelled door brings you to this room which is wonderfully light with a seating area and a contemporary wall of glass offering panoramic views over the rear garden with oak staircase leading to first floor. Useful understairs storage cupboard, cupboard for shoes and coats with feature inglenook fireplace and Suffolk white brick steps leading to:-

SITTING ROOM: This is a particularly heavily-beamed room sitting from front to back with French glass doors leading to rear terrace with your attention immediately drawn to the large brick fireplace with oak bressumer beam, brick hearth with inset multifuel burner. This room is divided into two distinct areas by open studwork, with a further opening leading to:-

KITCHEN/BREAKFAST ROOM: Completely contrasting to the main cottage is this wonderful vaulted kitchen breakfast room finished with a zinc roof. This room is fitted with a wide range of matching Shaker cupboards with a thick stone worktop above and metro tiled splashback with large patio doors offering fantastic views over the property grounds, as well as providing access to the rear terrace. Central within the room is an island offering further storage as well as a breakfast bar, seating area. Integrated appliances include a full-height fridge and freezer, dishwasher and microwave oven, range cooker with extractor above, as well as two further undercounter fridges for drinks whilst entertaining.

DINING ROOM: Accessed off the sitting room, this again is a charming timbered room with soft red brick fireplace shelved out for wine, with views over both the front garden and recreational fields to the side. This room is finished with a Suffolk white brick floor with cupboard that houses the pressurised hot water cylinder and water softener. Door leading to:-

CLOAK ROOM: A two-piece suite consisting of a WC and wash hand basin with traditional fittings, heated towel rail and exposed timbers.

SNUG/STUDY: Accessed off the reception hall, this is a particularly versatile room with French doors leading out to the rear. This is currently set up as a TV room with sofabed but would work well as a study, with a wonderful inglenook fireplace with oak bressumer beam and brick hearth, as well as bread oven and exposed timbers.

LANDING: An, in part, open-gallery landing with views over the recreational fields, linen cupboard and doors leading to:-

MASTER BEDROOM: This is a wonderfully light double-aspect room with views over the rear garden. Space for a large double bed as well as other bedroom furniture with door leading to:-

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EN-SUITE: A three-piece suite consisting of a close coupled WC, large freestanding bath and wash hand basin with mixer tap and bespoke vanity unit with stone surround, heated towel rail and wonderful views down the garden.

BEDROOM 2: This is a charming bedroom with magnificent original floorboards, exposed timbers and ample built-in wardrobe space with door leading to:-

EN-SUITE: A four-piece suite consisting of a “his and hers” wash hand basin with bespoke fitted vanity unit and mixer tap, WC and freestanding bath with mixer tap and hand-held shower and heated towel rail.

BEDROOM 3: A charming room with original floorboard, exposed timbers, storage cupboard and space for a large double.

SHOWER ROOM: A three-piece suite consisting of a double-width walk-in shower with overhead shower and attractive tiled surround, close coupled WC and wash hand basin.

Outside

To the front of the property is a block-paved and shingle drive which is double width, providing ample off-street parking with turning area. Wicker fencing and established shrubs make up the front boundary with well stocked borders offering an array of colour either side of the driveway, in turn providing access to the front door with **GARAGE** beyond.

ANNEXE:

RECEPTION ROOM: accessed via a solid wooden side door is this wonderfully light reception room with French glass doors leading to a rear terrace and private separated garden area with established hedgerow boundaries and archway leading through to the main house grounds. This room is finished with a LVT wood-type flooring with steps and door leading to:-

BEDROOM 4: A spacious double bedroom with window to the side offering pretty views over the grounds with door leading to:-

EN-SUITE: This is a three-piece suite consisting of a large panelled bath with overhead shower and shower screen and attractive tiled surround, WC and wash hand basin with mixer tap and vanity unit offering useful storage with large mirrored wall and heated towel rail.

Neighbouring this is a **SINGLE GARAGE** with double doors to the front and service door to the rear, power connected and a **large wood store** to the side.

To the immediate rear of the property is a large terraced seating area accessed off the kitchen/breakfast room and main reception room. This is a fantastic space for entertaining with picturesque views looking down the garden. The rear garden is predominantly laid to lawn with established hedgerow boundaries as well as deep borders that have been cultivated over a number of years, full of shrubs, hedges and flowerbeds offering all-year round colour leading down to the River Brett where you will find a meadow-like area planted out with numerous spring bulbs with a spinney of trees leading down to the river. Beyond here on the opposite side of the river bank are parkland-like grounds that is home to grazing sheep.

SERVICES: Main water and electricity connected. Part main and part private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G

TENURE: Freehold

CONSTRUCTION TYPE: Timber and brick

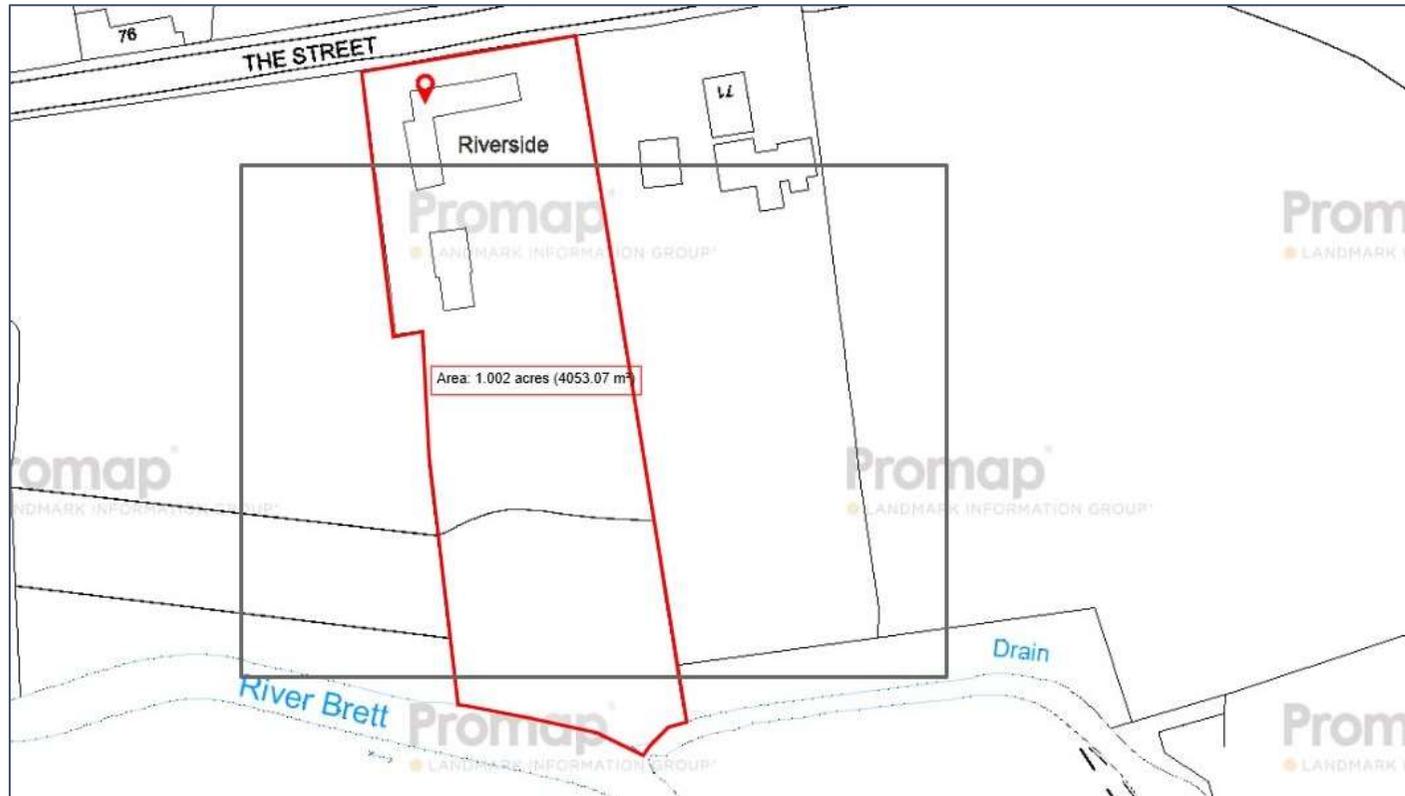
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WHAT3WORDS: update.prowling.smiled

AGENTS NOTE: This property is Grade II Listed.

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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