



THISTLEY COMMON
Stoke By Clare, Suffolk

Carter Jonas

THISTLEY COMMON, BOYTON END, STOKE BY CLARE, SUFFOLK, CO10 8TA

- Sudbury 15 miles
- Audley End 17 miles
- Cambridge 24 miles
- Stanstead 21 miles

Entrance Hall • Sitting room • Dining room • Kitchen
Cloakroom • Garden room • Principal bedroom with
ensuite bathroom • 2 Further double bedrooms
Family bathroom • Studio/office • Store/workshop
Garden • Dining Terrace • Double cartlodge
Off-street parking

DESCRIPTION

Thistley Common is a very well presented period cottage which has benefited from being comprehensively renovated with timber framed double glazed windows throughout, oil fired central heating and a modern private drainage system.

Some of the old timber frame has been replaced and exposed where necessary, the property also features some delightful brick floors.

This 18th century cottage has beautifully presented accommodation that extends to around 1654 sq ft. The entrance hall provides access to the open sitting room with exposed beams and French doors to the gardens and a further formal dining room, both of which benefit from pleasant outlooks across the garden. To the rear offers an open plan kitchen/breakfast room, with adjoining garden room with up and over arable countryside to the rear.

Via two separate staircases, provides access to a principal bedroom with ensuite, 2 further double bedrooms and a family bathroom.

A DELIGHTFULLY LOCATED AND BEAUTIFULLY PRESENTED 18TH CENTURY COTTAGE WITH A DETACHED STUDIO/OFFICE, BACKING ONTO OPEN FIELDS AND SET IN AROUND 0.25 ACRES, ON A QUIET RURAL LANE.



OUTSIDE

Set in 0.25 of an acre, the private south west facing gardens consist of laid lawn, established shrub borders interspersed with mature trees. There is gravel drive way with access to a double carport and workshop. As well as this the property provides further versatile space for a studio/office or other ancillary use as it benefits from being fully insulated with power, heating, telephone, light and water connected.

LOCATION

Boyton End is a small semi-rural hamlet, in the picturesque countryside of the Stour Valley, the cottage is located up a quiet rural lane close to Stoke by Clare and to many other attractive villages including Clare, Cavendish, Long Melford and Lavenham.

A wide range of services are available at Sudbury, Bury St Edmunds, Cambridge and Newmarket all of which offer extensive shopping, schools, cultural and leisure facilities. There are numerous good golf courses in the area and the renowned racecourse can be found at Newmarket. There is access to the A14 trunk road at Bury St Edmunds and the A11 and M11 giving easy reach to the major motorway network. Conveniently a frequent rail link from Stansted to London Liverpool Street taking approximately 45 minutes, with an alternative option at Audley End.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water & electricity
Private drainage & Septic Tank
Oil fired central heating with some underfloor heating

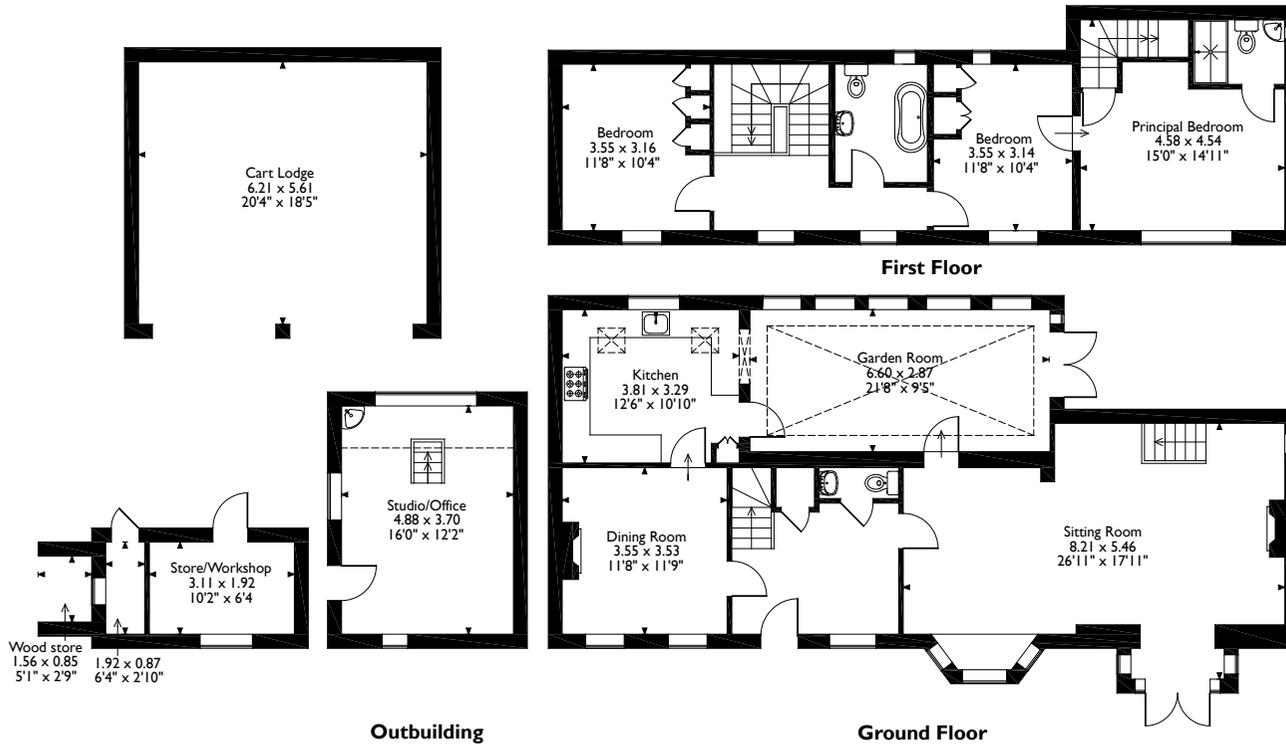
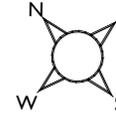
Local Authority: West Suffolk Council

Council Tax: Band E

Viewing: By appointment with Carter Jonas
T: 01787 882881



Thistley Common, Stoke By Clare, Suffolk
 Approximate Gross Internal Area
 Main House = 158 Sq M/1701 Sq Ft
 Outside Office = 18 Sq M/194 Sq Ft
 Total = 176 Sq M/1895 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK

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