



**COLLETT COTTAGE**  
Kersey, Suffolk

Carter Jonas

## **COLLETT COTTAGE, THE STREET, KERSEY, SUFFOLK, IP7 6DY**

- 2 miles to Hadleigh
- 7 miles to Lavenham
- 15 miles to Colchester
- 12 miles to Ipswich

Mid Terraced Period Cottage • Living Room • Kitchen  
• Study Area • Two Double Bedrooms • Upstairs  
Bathroom • Patio Garden • Cart Lodge • Off Road Car  
Parking Space • Sought after village location •  
EPC rating E

### **DESCRIPTION**

A charming C16 timber-framed period cottage in one of the most sought-after villages in Suffolk. Formerly being the south Cross wing, naturally the property provides a wealth of character throughout and in brief comprises a sitting room with central fireplace with oak bressummer and herringbone brick hearth, with an additional study area. A fitted kitchen/breakfast room with double doors to the gardens is to the rear.

Upstairs provides access to two large double bedrooms, with exposed timbers and a family bathroom to serve both. The property has been well maintained and has benefit of a new oil boiler, oil tank and improvements to the kitchen.

### **OUTSIDE**

To the front is readily available parking, situated in the quiet village scene of Kersey. To the rear offers a gravel driveway to a carport and access into the easily maintained gardens

**A CHARMING MID TERRACE TIMBER FRAMED PERIOD COTTAGE IN ONE OF THE MOST SOUGHT AFTER VILLAGES IN SUFFOLK. COLLETT COTTAGE SITS PROUDLY WITHIN THE VILLAGE SCENE.**



## LOCATION

Kersey is well known for being one of the prettiest villages in Suffolk. It is centred around a ford, known as 'The Splash', as well as the popular local pub called The Bell. St Mary's Church stands proud at the top of Church Hill, as well as an excellent network of countryside walks. Further amenities include a primary school and Kersey Mill with a cafe, gym, pilates and yoga studios, beauticians, hairdressers and a florist. Hadleigh (under 2 miles) provides for more extensive needs including a wide selection of shops. There is a selection of highly regarded nearby schools in Ipswich and Colchester. Daily commuting is from Manningtree or Colchester stations, with fastest trains taking from 48 minutes into Liverpool Street.

## ADDITIONAL INFORMATION

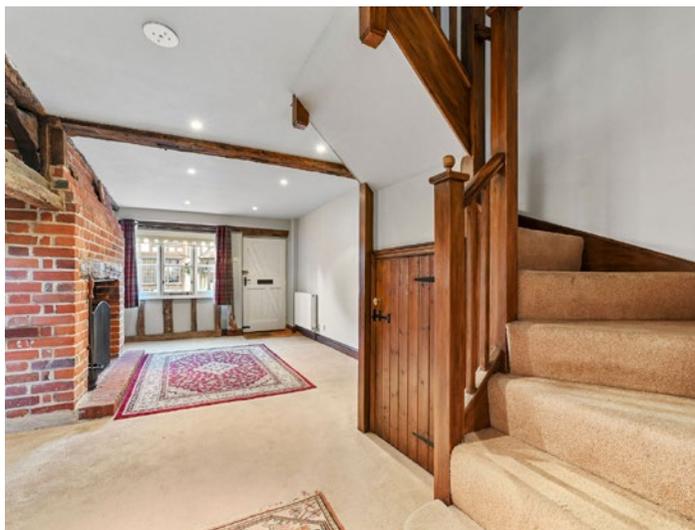
**Tenure:** Freehold

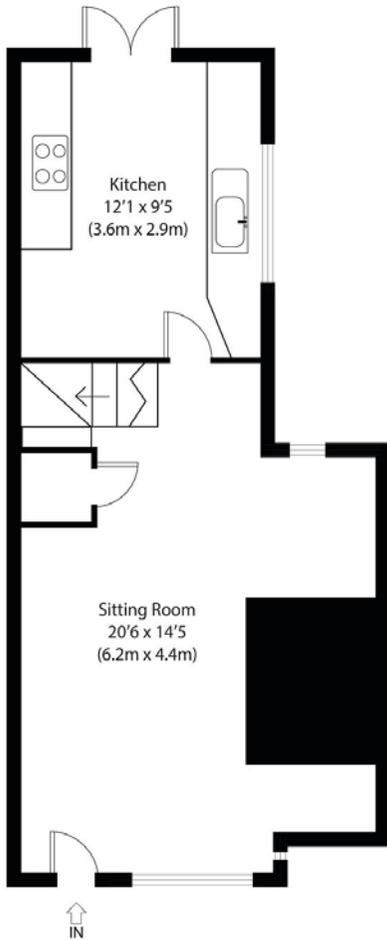
**Services:** Mains Water, drainage and electricity. Oil radiator central heating

**Local Authority:** Babergh Band C

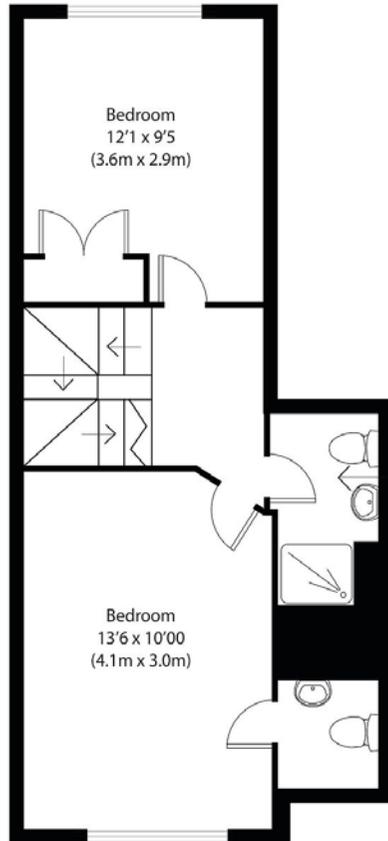
**Viewings:** By appointment with Carter Jonas.  
Tel: 01787 882881

**What3Words:** ///saturate.speedy.hunter





Ground Floor



First Floor

Approximate Gross Internal Area  
810 sq ft (75 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

Carter Jonas

Bathroom  
8'00 x 4'1  
(2.4m x 1.2m)



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.