

oakheart



£600,000

Offers In Excess Of  
Cross Green, Hartest

Overlooking open fields to the front, this attractive Grade II Listed 'chocolate box' cottage is nestled in the heart of the picturesque and sought-after village of Hartest. The village offers a great sense of community with a well-known pub, a village institute, a monthly farmers' market, a primary school, and a cricket club.

Full of period charm, the property has recently benefited from a new thatched roof and offers a generous shingle driveway with parking for approximately four vehicles. The well tended rear garden and timeless frontage create an inviting first impression that perfectly matches the idyllic village surroundings. Internally, the property is also rich in original features throughout.

Entering through the side door, you step into the dining room, complete with a front-facing window and fireplace. From here, a door leads to a staircase rising to bedroom one, while another opens into the beautiful lounge which boasts a wood-burning stove and exposed timbers, creating a cosy atmosphere that's perfect year round.

To the rear of the lounge, a door leads into an inner hallway, which provides access to the ground floor WC, and boot room, and a second staircase leads to the two remaining first floor bedrooms. The boot room connects to both the utility room and the main bathroom, which features a contemporary four-piece suite.

The utility room is well-equipped with integrated appliances and ample storage, and also links back to the dining room. At the rear of the property is the heart of this impressive property; the stunning kitchen/breakfast room. Boasting a vaulted ceiling, central island, and French doors which frame the beautiful rear garden, this room also boasts a seating area.

Outside, the established rear garden offers a tranquil escape with mature planting, a useful storage shed, and a charming summerhouse which is ideal for those working from home, hosting guests, or simply enjoying a peaceful retreat.



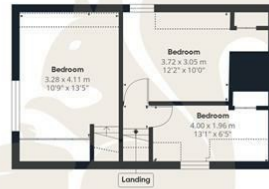




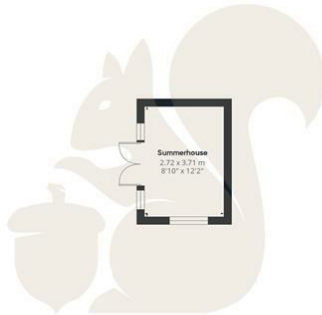




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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**Main building GLA<sup>(1)</sup>**

104.14 m<sup>2</sup>  
1120.95 ft<sup>2</sup>

**Main building total**

123.26 m<sup>2</sup>  
1326.79 ft<sup>2</sup>

**Bonus space**

18.96 m<sup>2</sup>  
204.08 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

**Reduced headroom**

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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