

£525,000

Coronation Cottages, Great Wratting,
Haverhill, Suffolk



Occupying a substantial plot of approximately a quarter of an acre and enjoying a truly enviable position backing directly onto the beautiful Lion Meadows & Lakes Fishery, this versatile four/five-bedroom semi-detached home offers a rare opportunity to acquire a property that perfectly combines flexible family living with exceptional outdoor space, extensive outbuildings and self-contained annexe accommodation. Located within the highly regarded Suffolk village of Great Wrattling, just a short drive from the thriving market town of Haverhill and conveniently positioned for Newmarket (approximately 11 miles) and Cambridge (approximately 16 miles), this unique property offers the best of both worlds, providing a peaceful semi-rural setting whilst remaining well connected to employment centres, amenities and transport links.

The accommodation is both spacious and adaptable, making it ideal for growing families, multi-generational living or those seeking dedicated space to work from home. The ground floor centres around a generous kitchen/breakfast room, fitted with an extensive range of units and ample space for family dining. A large dual-aspect sitting room provides a comfortable space for relaxation, whilst a second reception room offers excellent flexibility and could be utilised as a formal dining room, family room, home office or fifth bedroom depending on requirements. A useful utility room and ground floor bathroom complete the downstairs accommodation. The first floor continues to impress, offering four well-proportioned bedrooms served by a family bathroom and additional shower room. The layout has been thoughtfully designed to maximise space and practicality, comfortably catering for larger families or visiting guests.

A standout feature of the property is the impressive detached double garage complex. The garage benefits from an inspection pit and offers ample space to store, maintain and work on at least two vehicles, making it particularly attractive to classic car enthusiasts, hobbyists or tradespeople.

Above the garage is a substantial annexe living area complete with its own shower room. This versatile space could be utilised as guest accommodation, independent living quarters for relatives, a home office suite, hobby room or even income-generating accommodation, subject to any necessary permissions.

Outside, the property truly comes into its own. The extensive gardens provide a wonderful lifestyle opportunity, with generous lawns, mature planting, ornamental pond, attractive seating areas and a variety of useful outbuildings. The sheer size of the plot creates endless possibilities for those looking to embrace a more self-sufficient way of life, with plenty of room to grow fruit and vegetables, establish kitchen gardens, keep poultry or small animals, or simply enjoy an abundance of outdoor space rarely found in modern homes. The gardens enjoy a delightful outlook towards Lion Meadows & Lakes Fishery, creating a peaceful backdrop rich in wildlife and natural beauty & allowing fishing enthusiasts to enjoy the lakes and surrounding countryside right on their doorstep.

With extensive parking, versatile living accommodation, annexe potential, workshop facilities, substantial grounds and a highly desirable village setting, this exceptional property offers a lifestyle opportunity that is seldom available on the open market.

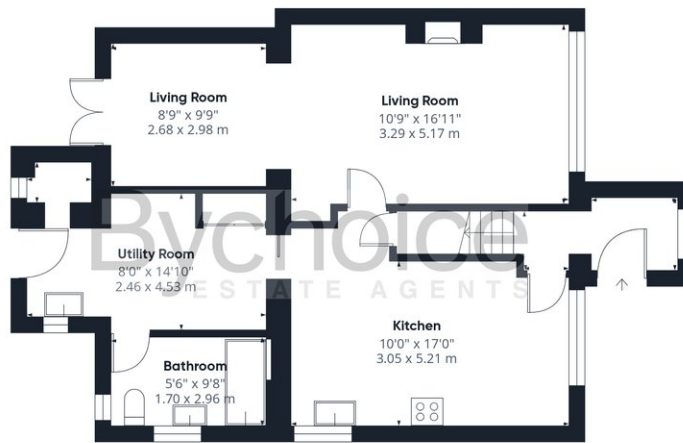




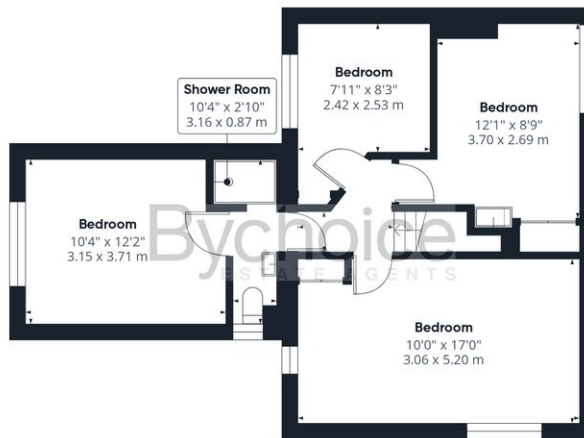








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

1247 ft²
115.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – West Suffolk Council - Tax Band - C

Tenure – Freehold

Broadband – Up to 60mbps (data obtained from On the market expert)

Mobile Coverage – EE, O2, moderate coverage (data obtained from On the market expert)

Utilities – Oil central heating, mains water & drainage, mains electricity.

Property Construction – Standard - Brick

Rights and Restrictions – Residents of Coronation Cottages benefit from use of the nearby fishery.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance 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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