Maple Cottage
Old Norwich Road
Yaxley, IP23 8BH

twgaze

Asking Price £425,000

- Stunning period thatched cottage
- Timber frame home with striking exposed timbers
- Features include prominent Inglenook fireplace and brick chimney breasts
- Flexibility with layout of the accommodation
- High level of privacy in rear garden
- Non-estate position
- No onward chain

Location

Yaxley is a small yet well-connected Suffolk village, enjoying a peaceful rural setting whilst offering excellent access to the surrounding market towns and transport links. Ideally positioned close to the A140, the village provides straightforward routes north to Diss and Norwich, and south towards Stowmarket and the A14, making it well suited to both commuters and those seeking the balance of village life with everyday convenience. Within the village itself are a church, village hall, and a restaurant and bar, whilst the neighbouring village of Mellis (1 mile) is home to a well-regarded primary school, rated 'Good' by Ofsted and a thriving pub. Just a few miles to the east, the attractive market town of Eye offers an excellent range of independent shops, cafés, everyday amenities and local businesses, together with the highly regarded Hartismere High School, providing education from secondary through to sixth form and predominantly rated 'Good' by Ofsted. Approximately four miles away, the thriving market town of Diss offers a more comprehensive selection of shopping, leisure and educational facilities, together with a mainline railway station providing regular services to Norwich and London Liverpool Street, with journey times to the capital of under 90 minutes.

The Property

Dating back to the 1600s, this attractive Grade II Listed thatched cottage is a fine example of period architecture, retaining exposed oak timbers, brick inglenook fireplaces, oak latch doors and a wealth of original features throughout. The accommodation is both practical and inviting, comprising an entrance lobby leading to a generous kitchen/breakfast room with high specification central island and Mahogany cupboards, a well-proportioned dining room, ideal for entertaining and a comfortable living room centred around an impressive inglenook fireplace. The first floor continues the cottage's appeal, where a spacious landing showcases the exposed timber framework before leading to three bedrooms, with the third offering flexibility as a nursery or home office if required, together with a beautifully appointed family bathroom featuring a freestanding roll-top bath. Throughout, the property successfully combines the warmth and authenticity of a traditional Suffolk cottage with the comforts expected for modern-day living. Outside the property is approached via an attractive front garden, perfectly complementing its timeless thatched façade and creating an excellent first impression. To the rear, the enclosed garden enjoys an excellent degree of privacy and has been thoughtfully arranged with an area of lawn, mature shrubs and established planting, together with a terrace providing an ideal space for outdoor dining and entertaining. The gardens are well suited to both keen gardeners and those simply looking to enjoy a peaceful outdoor setting, completing what is a charming village home of considerable character and enduring appeal.

Property services: Mains electricity, water and drainage are connected. Oil fired central heating

Agent note: Several of these images have been altered via use of AI.

How to get there: W3W: ///dozed.scarred.beanbag

Viewing: By appointment with TW Gaze

Freehold

Council Tax: D

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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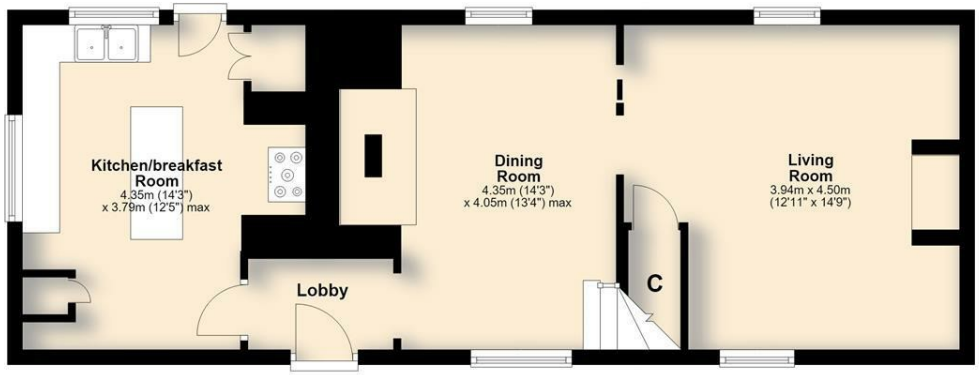
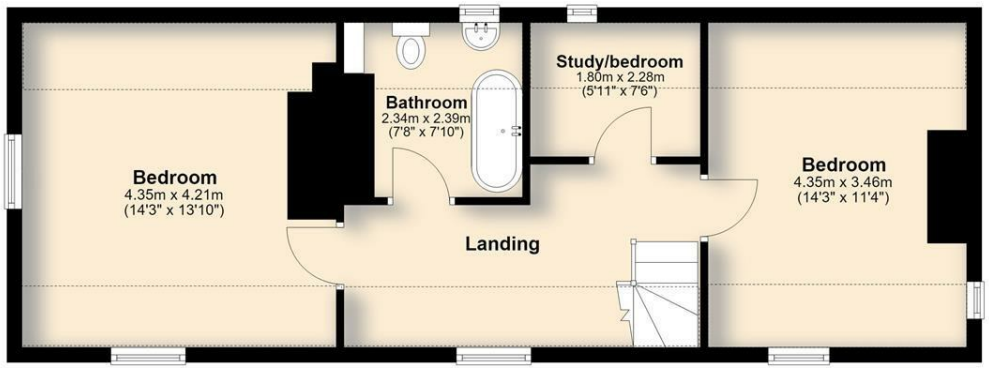


Ground Floor
Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor
Approx. 54.9 sq. metres (591.1 sq. feet)

Total area: approx. 107.6 sq. metres (1157.8 sq. feet)

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