

The Shottisham (Plot 12)



Cavell Close, East Lane, Bawdsey, Woodbridge, Suffolk IP12 3AP

An exclusive development of 12 new homes designed by local award winning architects Mullins Dowse. The unspoilt picturesque village of Bawdsey is an idyllic location on the Heritage Coast in an Area of Outstanding Natural Beauty. A range of facilities are available within Bawdsey and close by in the neighbouring village of Alderton. The market town of Woodbridge is just 9 miles away with its many attractions and amenities including rail connections to London, Norwich and Cambridge. The county town of Ipswich is only 18 miles away and the village is also within easy reach of the A12 and A14.

About the property

The Shottisham

A spacious 4 bedroom detached house on a generous plot with rear views towards the coast, featuring:-

- 4 double bedrooms,
Master with en-suite
- En-suite to bedroom 2
- Luxury fitted kitchen
- Separate utility room
- Dining area
- Sitting Room
- Study
- Ground Floor shower room
- Double detached garage

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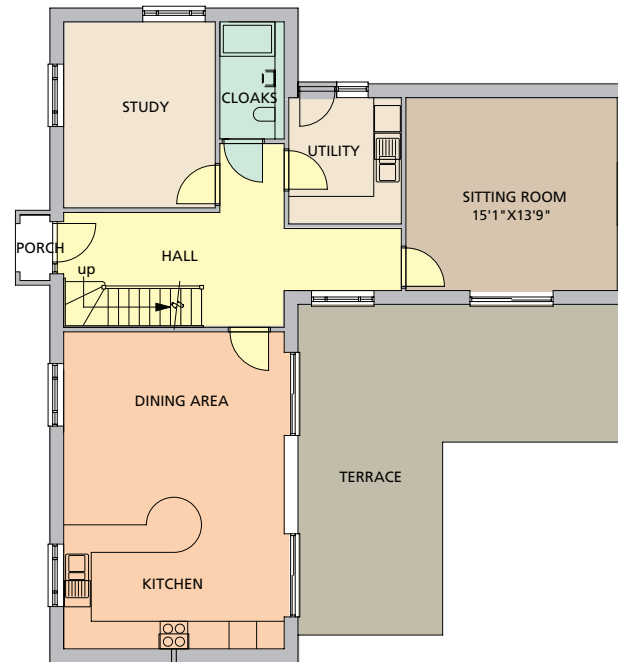
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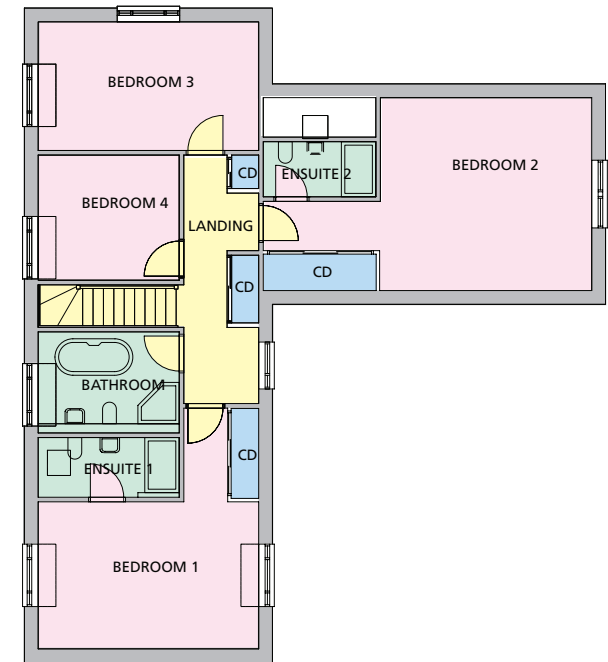
Ground Floor Plan

SITTING ROOM	15' 1" x 13' 9"	4.6 x 4.2m
KITCHEN/ DINING AREA	22' 8" x 15' 9"	6.9 x 4.8m
STUDY	13' 3" x 10' 10"	4.0 x 3.3m
UTILITY	8' 9" x 7' 9"	2.7 x 2.4m



First Floor Plan

BED 1	15' 9" x 10' 6" min	4.8 x 3.2m min
BED 2	15' 1" x 13' 9" min	4.6 x 4.2m min
BED 3	15' 9" x 9' 2"	4.8 x 2.8m min
BED 4	10' 9" x 8' 11" min	3.2 x 2.7m min



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the properties that we have on offer: The artist's impressions, floor plans, layouts and measurements are included for guidance only. These artist's impressions are to give a general impression only. Colour and finishes can vary and measurements may vary by plus or minus two inches. Perspective purchasers are advised to consult the sales negotiator prior to reservation. The homes may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to create homes of individual character. Any artist's impressions displayed in these particulars depict only part of the property and no assumptions should be made regarding other parts of the property that have not been illustrated. The landscaping/surroundings illustrated are the artist's impression of the development once it is fully established. All plans are not to scale and are for guidance only.



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