



6 Broad Road, Cotton  
Stowmarket



Minors & Brady

The property is surrounded by open countryside, offering uninterrupted, pure views that stretch beyond the garden and create a real sense of space. This charming white cottage stands proudly from the road, bordered by mature hedged bushes that provide both privacy and character. A welcoming porch leads into an entrance hall, setting the tone for a home that blends period features with practical modern updates. The kitchen is a countryside-style space with a Belfast sink, wooden worktops, and a well-stocked pantry, perfect for everyday living. The dining room and dual-aspect lounge, complete with a log burner, provide warm, inviting spaces for family life, flowing naturally into a bright conservatory with patterned mosaic flooring. Upstairs, two comfortable bedrooms and a family bathroom complete the accommodation, with one bedroom enjoying dual-aspect windows and views over the garden and fields. Outside, the large landscaped garden, gravel paths, and off-road parking for four cars combine with the surrounding countryside to create a home that is both practical and full of charm.

- Charming white cottage with strong road presence, bordered by mature hedged bushes offering privacy and character
- Welcoming porch and entrance hall, setting the tone for a blend of period charm and modern practicality
- Countryside-style kitchen with Belfast sink, wooden worktops, Shaker-style units, and a spacious, well-stocked pantry
- Cosy pamment-floored dining room with exposed beams, ideal for family meals and entertaining
- Dual-aspect lounge with log burner, flowing naturally into a bright conservatory with patterned mosaic flooring
- Generous utility room with ample storage, chrome fixtures, and practical workspace for household tasks
- Two bedrooms, one with dual-aspect windows, providing plenty of natural light and garden views



M&B



# 6 Broad Road

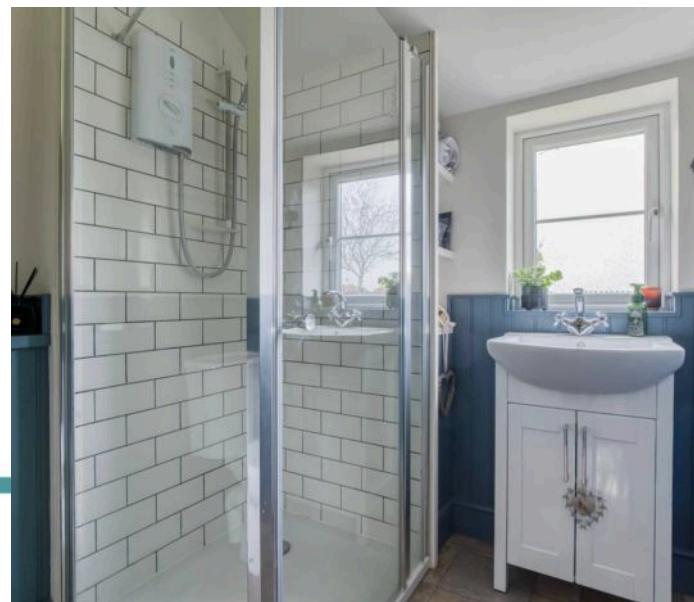
Cotton, Stowmarket

## The Location

Perfectly situated on the tranquil Broad Road in the charming village of Cotton, this property enjoys a setting that combines peaceful village living with excellent convenience. Surrounded by open countryside and rolling Suffolk farmland, it offers a genuine sense of rural calm while remaining close to local amenities, including the village's primary school, church, and traditional country pubs.

The nearby town of Stowmarket provides a wider choice of shopping, dining, and leisure facilities, along with a mainline rail service to London Liverpool Street, making it an appealing location for commuters seeking a more relaxed pace of life. For those who enjoy the outdoors, the surrounding countryside offers plenty of opportunities for walking, cycling, and exploring the Suffolk landscape.

With its unspoilt natural surroundings, welcoming community, and easy access to the A14 and the Suffolk coast, Broad Road in Cotton represents a rare combination of seclusion and accessibility. It is a location that allows residents to enjoy the tranquillity of village life without compromising on connections to larger towns and transport links.



# 6 Broad Road

Cotton, Stowmarket

## Broad Road, Cotton

This striking white cottage in Cotton stands proudly from the road, bordered by mature hedged bushes that provide privacy and a sense of enclosure without feeling cut off. A welcoming porch opens into a practical entrance hall, immediately hinting at the blend of traditional charm and modern comfort found throughout the property.

The heart of the home is the kitchen, designed in a classic countryside style. A Belfast sink sits beneath a window overlooking the garden, while wooden worktops and painted Shaker-style units create a warm, tactile feel. The layout is practical yet inviting, with a pantry just off the kitchen that is neatly arranged and currently well stocked by the vendors, perfect for anyone who enjoys a well-organised space for storing preserves, baking ingredients, or daily essentials.

Nearby, the dining room is a cosy, parquet-floored space with exposed beams overhead. It's easy to picture long family meals here, the sound of laughter echoing off the walls, or a quiet Sunday morning spent around the table.

The dual-aspect lounge offers a comfortable environment with a log burner at its centre creating a welcoming glow during colder months. Large windows allow daylight to flood the room, and the space flows naturally into the conservatory, which features patterned mosaic flooring and provides a bright spot for reading or watching the garden change with the seasons.



## 6 Broad Road

The utility room is generous and well thought out, with chrome fixtures and plenty of storage and work surfaces, making laundry and household tasks simple to manage. A shower room nearby provides practical convenience for residents and guests alike.

Upstairs, there are two bedrooms. One enjoys dual aspects, filling the room with light and framing views of the garden and surrounding fields. Both bedrooms are comfortable and proportioned for daily living, with the family bathroom completing the layout.

Outside, the cottage sits on a large, landscaped plot. The garden combines neat lawns with gravel pathways, creating a practical but attractive space for outdoor living. Beyond the garden, open fields stretch uninterrupted, offering unspoilt views and a sense of space that feels rare so close to village amenities. The driveway provides off-road parking for up to four vehicles, ensuring convenience for family and visitors alike.

This is a home that invites a particular way of living. Imagine mornings in the conservatory with a cup of tea, afternoons preparing meals in a kitchen built for real life, evenings around the log burner, and weekends spent enjoying the garden or wandering the surrounding fields.

It's a property that combines character and charm with practical, modern living, all within a location that feels rural yet well connected. For anyone looking for a cottage that truly feels like home, this is a rare opportunity to step into a space full of atmosphere, comfort, and everyday beauty.

### Agents Note

This property will be sold freehold.

Connected to oil-fired heating, mains water, electricity and drainage.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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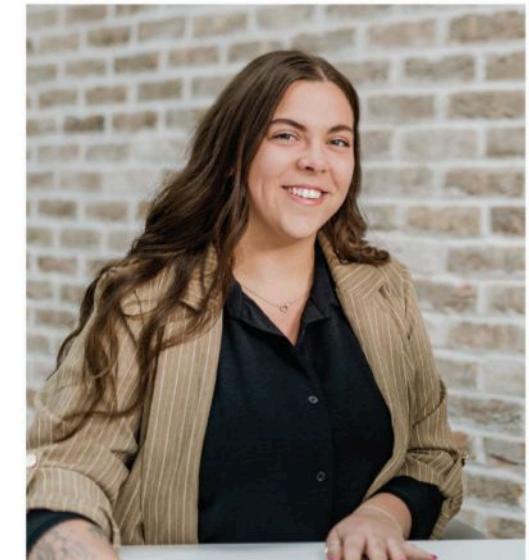
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