

An aerial photograph of a rural village in Suffolk. In the center, a large, light-colored stone church with a tall, square tower stands out against a backdrop of dense green trees. To the left of the church, a cluster of white cottages with dark, thatched roofs and several red brick chimneys is nestled among trees. A dirt road or path winds through the greenery in the foreground. The sky is a clear, bright blue.










# 48 Church Cottages

Little Glemham, Woodbridge, Suffolk



A delightful semi-detached period cottage located to the edge of the Glemham Hall Estate.

48 Church Cottages is a delightful, rural property with charming garden, surrounded by countryside and located at the edge of a popular village, only a short distance from the Suffolk coast.

 <b>1 RECEPTION ROOM</b>	 <b>2 BEDROOMS</b>	 <b>1 BATHROOM</b>
 <b>OUTSIDE</b>	 <b>GARDEN</b>	 <b>FLYING FREEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>802 SQ FT</b>	 <b>GUIDE PRICE £210,000</b>



The property

Close to the popular village of Little Glemham, 48 Church Cottages is a Grade II listed charming two bedroom period cottage with flexible accommodation set over two floors.

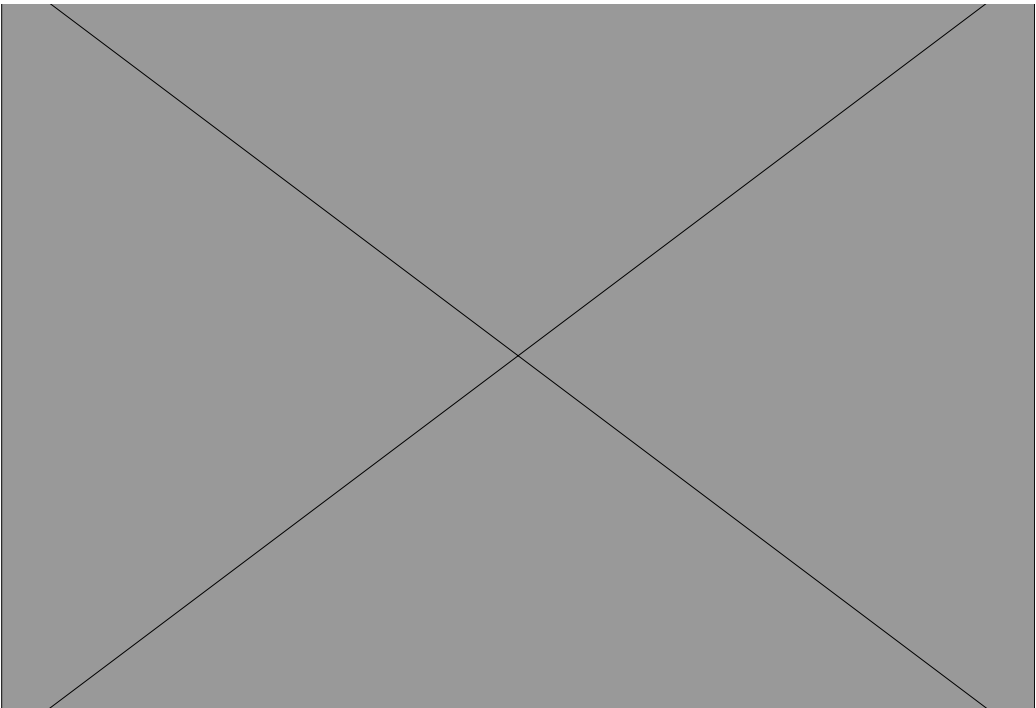
The ground floor is accessed via the entrance hall and comprises a sitting room with wood-burning stove. To the rear of the property is the kitchen, fitted with a range of base and wall units with access provided to a rear hall, which in turn leads to the family bathroom and the rear garden.

To the first floor are two bedrooms both offering views over either the gardens, neighbouring church or open countryside.

Outside

Nestled beside St. Andrew's Church, which itself sits to the edge of the Glemham Hall Park, 48 Church Cottages is found at the end of a private single-lane gravel track with open countryside to either side. The property benefits from a charming garden, which is predominantly laid-to-lawn, with a number of mature trees and shrubs to the boundary. To the rear of the property is a brick-built outbuilding providing useful storage.

There is currently one allocated parking area for the property, with a right of access to an area at the front of No. 47 shared with No. 48 which therefore must be kept clear.



## Location

Situated between the villages of Little Glemham Stratford St. Andrew, the property is set between the market towns of Framlingham, Wickham Market and Saxmundham which provides day-to-day facilities with further recreational amenities and schooling in Woodbridge and Ipswich.

A main line direct service to London's Liverpool Street Station can be found at Ipswich and a branch line to Ipswich runs regularly from Wickham Market/Campsea Ashe via Woodbridge. Little Glemham is in a particularly sought after area of rolling countryside with the Suffolk Heritgae Coast being 8 miles away and Snape 4 miles respectively.

## Distances

- Framlingham 6.4 miles
- Woodbridge 8.7 miles
- Ipswich 16.5 miles

## Nearby Stations

- Woodbridge Train Station
- Ipswich Train Station
- Wickham Market/Campsea Ashe Train Station

## Key Locations

- Framlingham Castle
- Snape Maltings
- Suffolk Coast at Aldeburgh
- Woodbridge

## Nearby Schools

- Woodbridge Primary School 8.8 miles
- Farlingaye High School 9.3 miles



## 48 Old Church Cottages, IP13 0BH



### Floorplans

House internal area 802 sq ft (74,59 sq m)  
For identification purposes only.

### Directions

IP13 0BH

**what3words:** ///yoga.putter.deprives takes you to the entrance to the property.

### General

**Local Authority:** East Suffolk District Council

**Services:** Mains electricity and mains water supplied through a private pipe. Shared private drainage which may or may not comply with current regulations. Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band C

**EPC Rating:** E

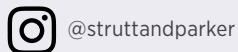
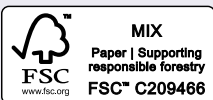
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## Suffolk

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