



40 Church Road, Little Glemham, Suffolk

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40 Church Road Little Glemham Woodbridge Suffolk IP13 0BG

A beautifully presented semi-detached period cottage with a delightful garden, in a village setting.

Wickham Market 3.3 miles, Woodbridge 8.2 miles, Ipswich 22 miles, Ipswich station 22.2 miles

Dining room | Sitting room | Study | Kitchen
Utility room | Cloakroom | 4 Bedrooms | Family
bathroom | Outbuilding | Pretty garden | EPC
Rating E

The property

Situated in the sought after village of Little Glemham, 40 Church Road is an attractive semi-detached period cottage with a useful outbuilding and parking. The property offers an abundance of character features throughout, and sits nestled within a charming mature garden.

The downstairs accommodation offers a spacious reception area, with both the dining and sitting rooms benefitting from feature fireplaces. A study offers an ideal space for those working from home, and provides direct access to the garden. The kitchen is fitted with a range of bespoke cabinetry, off which there is a utility room with further access to the garden, as well as adjacent cloakroom.

On the first floor are four bedrooms and a family bathroom.

Outside

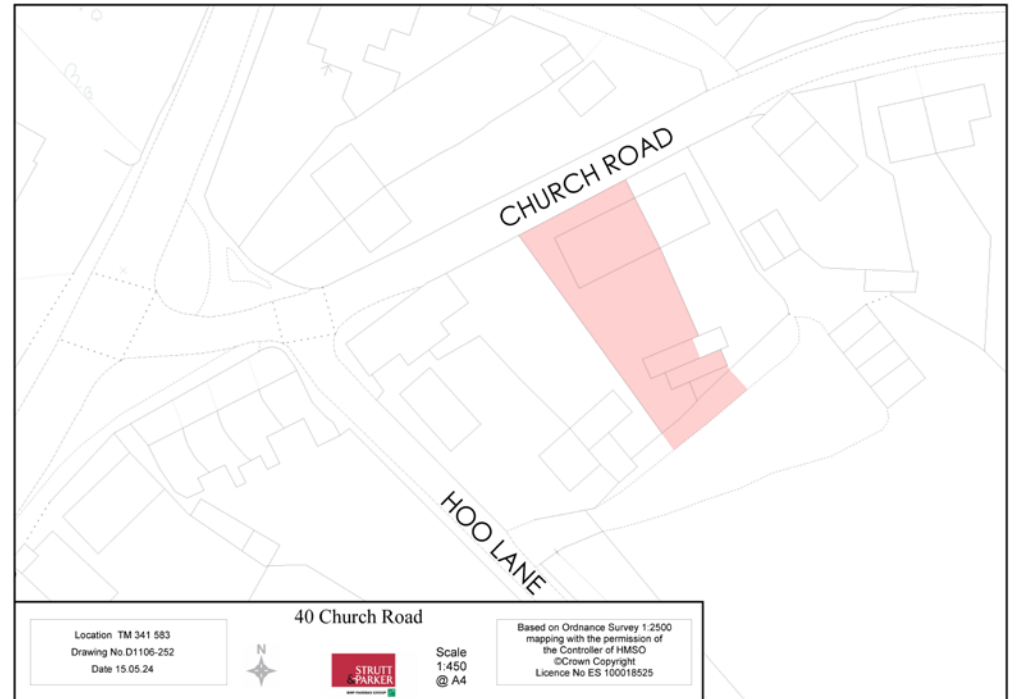
The garden is to the rear, and comprises a lawn with mature hedging and trees to either side. A gravelled footpath leads to the brick and tile outbuilding near the rear gate, as well as to the parking area.

The front door to the cottage is on Church Road, but the property is usually approached by car over Hoo Lane. There is space for two cars included in the freehold of the property with access thereto over a gravelled area within the ownership of the Glemham Hall Estate (over which the property has a right of access).

Location

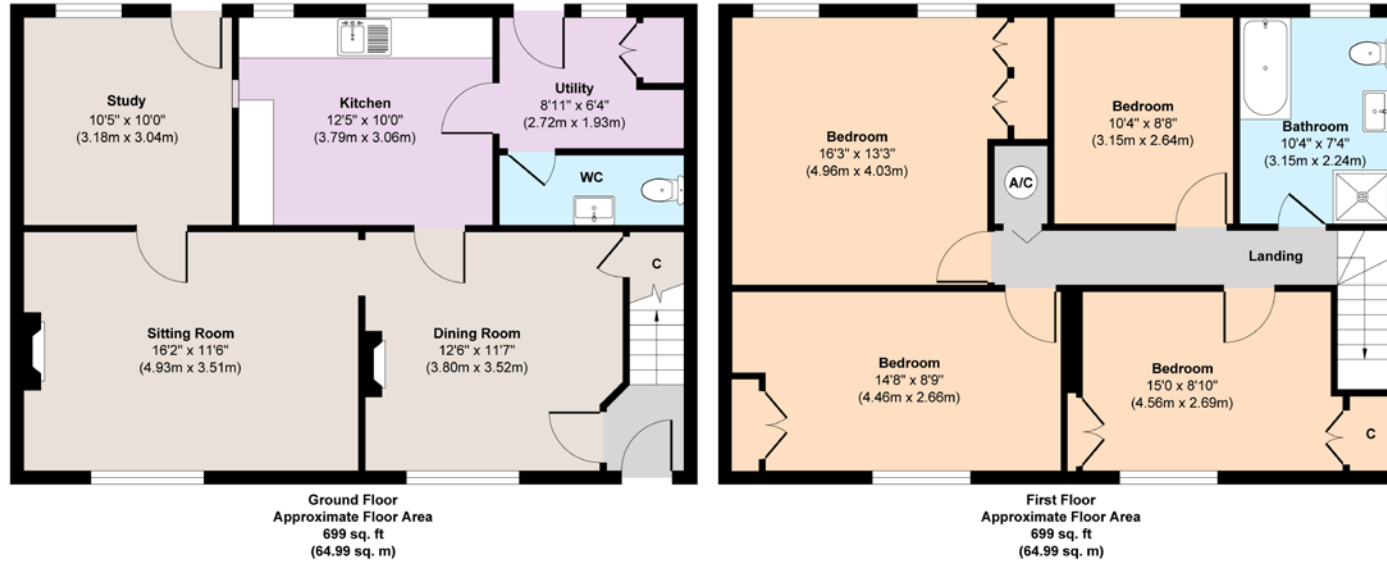
Situated in the village of Little Glemham, the property is set between the market towns of Framlingham, Wickham Market and Saxmundham, which provide day to day facilities with further recreational amenities and schooling at Woodbridge and Ipswich. A main line direct service to London's Liverpool Street Station can be found at Ipswich and a branch line to Ipswich runs regularly from Wickham Market/Campsea Ashe. Stratford St. Andrew is in a particularly sought after area of rolling countryside within a short distance of the Suffolk Heritage Coast with Snape being 4 miles and 8 miles away respectively.





Floorplans
House internal area 1,398 sq ft (130 sq m)
For identification purposes only.

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Approx. Gross Internal Floor Area 1398 sq. ft / 129.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Directions

From Wickham Market, proceed north on the A12. In Little Glemham, pass The Lion Inn and in 50 metres turn right onto Church Road. Then turn immediately right again into Hoo Lane and in 50 metres turn left into the gravelled car park and the property will be found on the left hand side. The parking area included in the freehold of the property is adjacent to the recently cut hedge.

General

Local Authority: East Suffolk District Council
Services: Mains water and electricity. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band D

Tenure: Freehold

Guide Price: £325,000.

Suffolk

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