



Willow Cottage, Little Glemham, Suffolk

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# Willow Cottage

## 35-36 Church Road

### Little Glemham

### Woodbridge

### Suffolk

### IP13 0BG

A beautifully presented detached period cottage set in the village of Little Glemham

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

Sitting room | Dining room | Kitchen | Study  
3 Double bedrooms | Family bathroom  
Delightful garden | Off-road parking  
Outbuildings | EPC Rating E

In all about 0.13 acres.

#### The property

Situated in the sought after village of Little Glemham, Willow Cottage is an attractive Grade II Listed country cottage offering a wealth of period character throughout, including beautifully exposed beams and an open fireplace with wood burner.

The ground floor accommodation comprises two reception rooms, including a spacious sitting/dining room with ample space in which to relax, and staircase leading to the first floor. A dual aspect study can be found at the far end of the property, with both rooms benefitting from beautifully exposed beams, as well as views over the charming garden. The well-proportioned kitchen is fitted with a range of wall and base units, as well as built-in appliances and provides access to the rear garden.

On the first floor there are three spacious double bedrooms all benefitting from plenty of natural light, as well as a family bathroom.

#### Outside

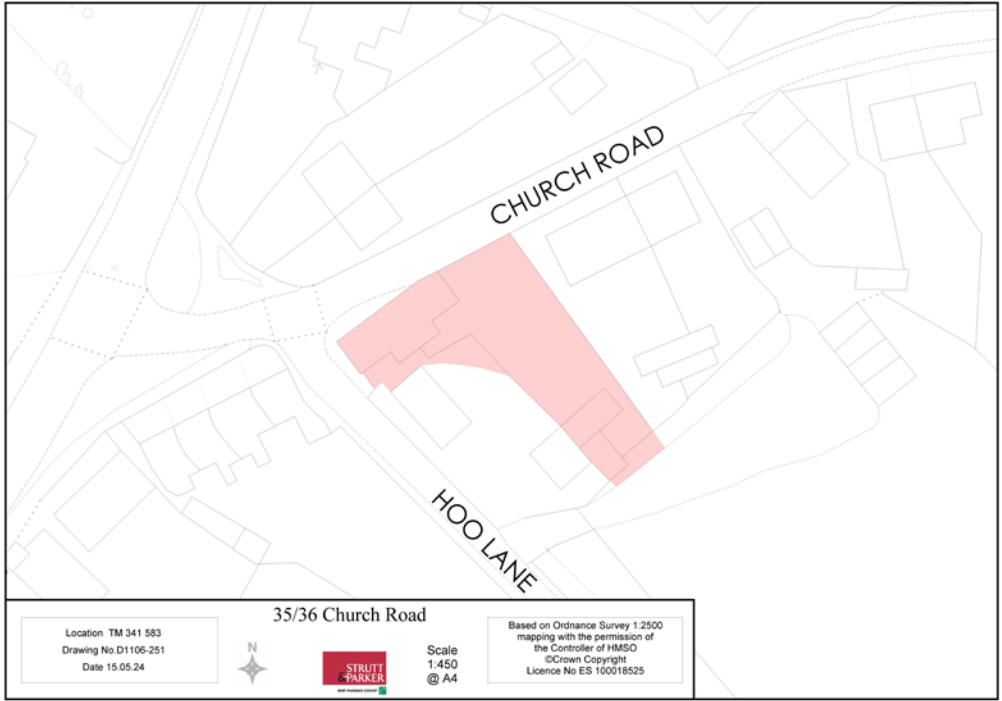
Willow Cottage has frontage to Church Road, but vehicular access is from Hoo Lane behind the property. From Hoo Lane, one drives into a gravelled area owned by The Glemham Hall Estate (over which the property has a right of access). To one side, and included in the sale of Willow Cottage is a gravelled area for parking up to three cars.

From the gravelled parking area, there is a pedestrian gate to the garden from which a path leads to the cottage. Either side of the path there is a lawn with shrubs and flowers along with a summerhouse, and to the far end there is a brick and tile outbuilding offering three lockable store sheds.

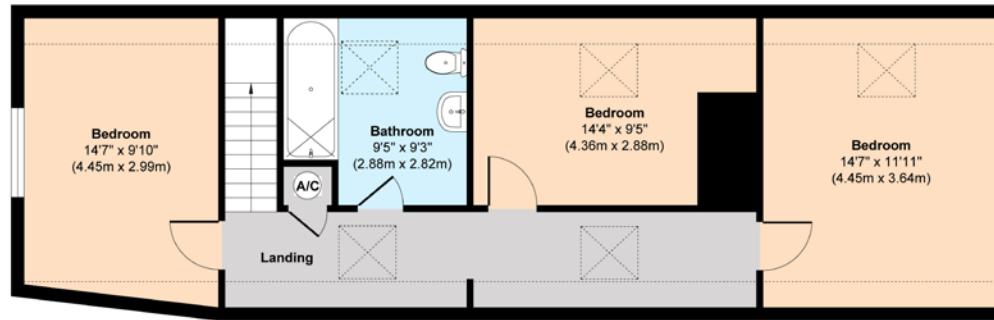
#### Location

Situated between the villages of Little Glemham and Stratford St. Andrew, 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 Framlingham, 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.

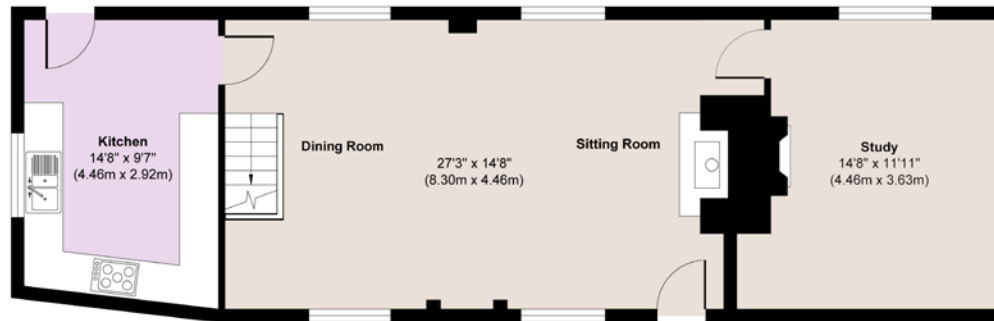




## Willow Cottage, 35-36 Church Road, Glemahm, IP13 0BG



First Floor  
Approximate Floor Area  
589 sq. ft  
(54.78 sq. m)



Ground Floor  
Approximate Floor Area  
713 sq. ft  
(66.26 sq. m)

**Approx. Gross Internal Floor Area 1302 sq. ft / 121.04 sq. m**

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



### Directions

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

### General

**Local Authority:** East Suffolk District Council  
**Services:** Mains water and electricity services are connected. Electric 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:** £385,000

### Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

**01473 220444**

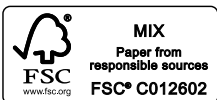
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