



# 47 Old Church Cottages

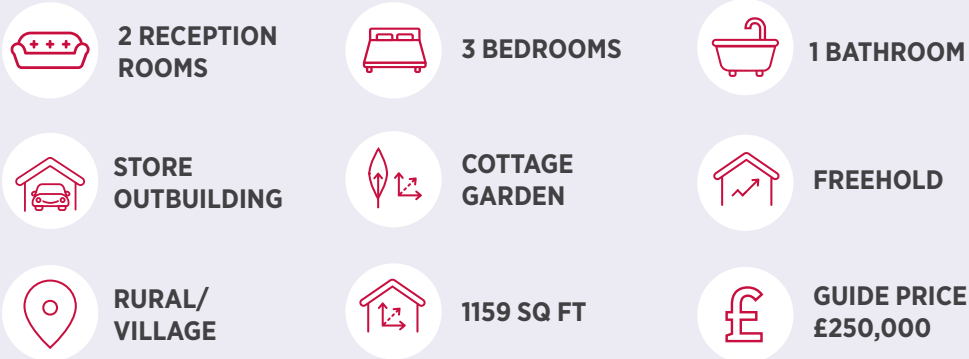
Little Glemham, Woodbridge, Suffolk

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& PARKER**

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

47 Old Church Cottages is a delightful, rural property with charming garden and surrounded by countryside to the edge of a popular village, only a short distance to the Suffolk coast.



### The property

Close to the popular village of Little Glemham, 47 Old Church Cottages is a Grade II listed charming three bedroom period cottage with flexible accommodation set over two floors.

The ground floor is accessed via the entrance hall and comprises two reception rooms including an L-shaped sitting room with wood-burning stove, and a dining room with a feature fireplace; both rooms offer views to the front garden. 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 three well-proportioned bedrooms all 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, 47 Old 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. To the side is a foot-gate providing access to the lane.

There is not currently an 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. It is expected that parking will be created within the front boundary by any prospective purchaser.



## 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 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 Heritage 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

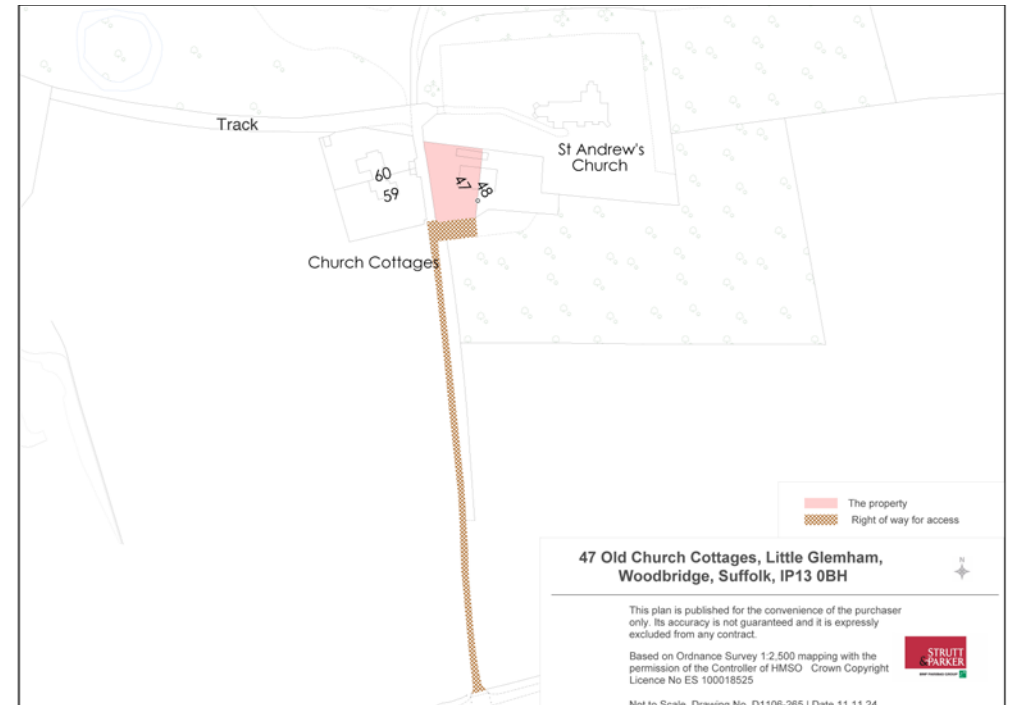
- Woodbridge Train Station
- Ipswich Train Station
- Wickham Market/Campsea Ashe Train Station

## Key Locations

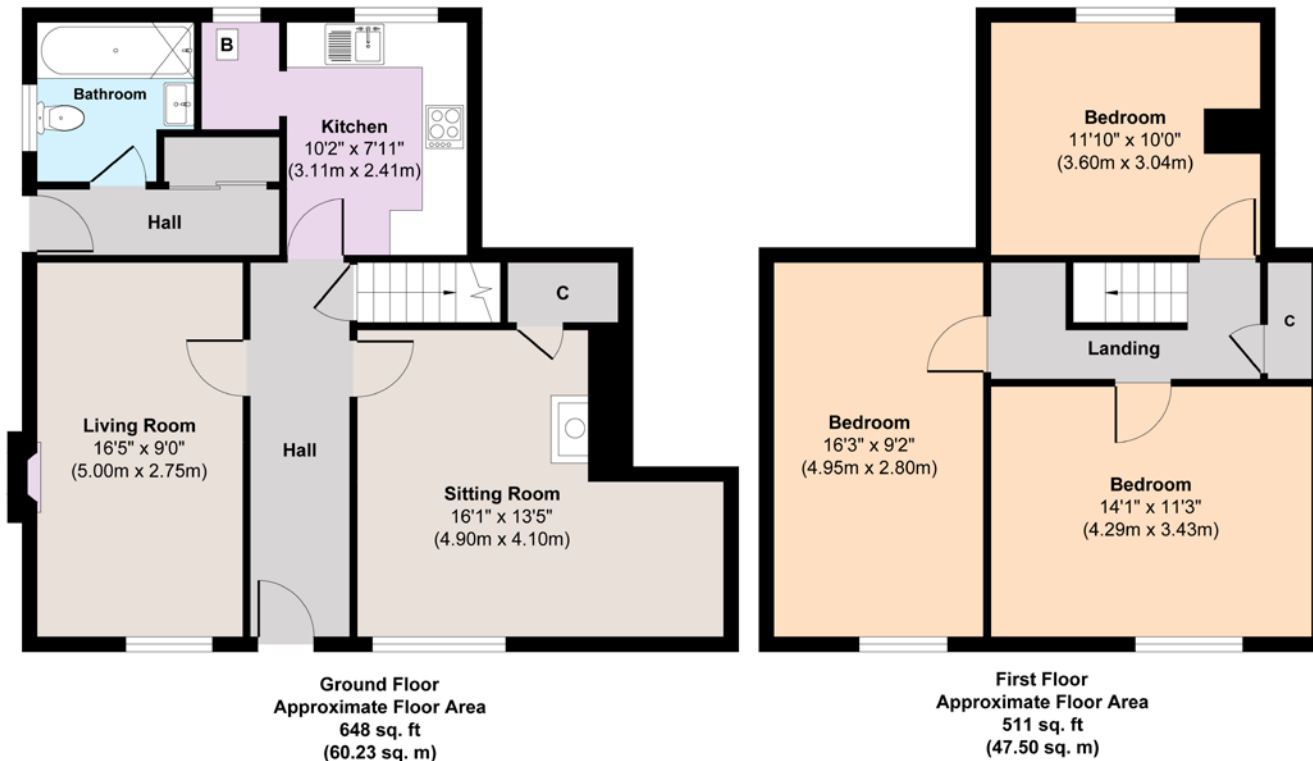
- Framlingham Castle
- Snape Maltings
- Suffolk Coast at Aldeburgh
- Woodbridge

## Nearby Schools

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



## 47 Old Church Cottages, IP13 0BH



**Approx. Gross Internal Floor Area 1159 sq. ft / 107.73 sq. m**

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

### Floorplans

House internal area 1,159 sq ft (107.73 sq m)

Area excludes outbuilding.

For identification purposes only.

### Directions

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

Postcode: IP13 0BH

### General

**Local Authority:** East Suffolk District Council

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

**Council Tax:** Band D

**EPC Rating:** E

**Mobile coverage:** Our client has informed us that mobile coverage using Vodafone is good.

**Agent's note:** A small part of the adjoining cottage has a flying freehold over No. 47 Old Church Cottages. There is access via a right of way over the track leading from the highway.

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

## Suffolk

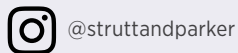
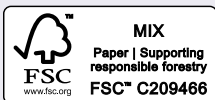
The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

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