



The Street , Tuddenham St Martin



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£500,000

- GRADE II LISTED DOUBLE FRONTED COTTAGE
- STUNNING LOCATION
- MANY ORIGINAL FEATURES
- SITTING ROOM WITH INGLENOOK
- LARGE DINING ROOM
- BEAUTIFUL KITCHEN/BREAKFAST
- VICTORIAN STYLE BATHROOM
- STUNNING LANDSCAPED GARDEN
- THREE GOOD SIZED BEDROOMS
- MUST BE VIEWED TO APPRECIATE



Thicknesse Cottage is beautifully tucked away off the street in the highly sought-after conservation area of Tuddenham St Martin — a quintessential Suffolk village renowned for its tranquil setting and outstanding natural beauty.

This rare gem offers a unique blend of period features and countryside living, with picturesque walks right on your doorstep through the scenic Fynn Valley. The village itself is exceptionally desirable, providing a peaceful rural atmosphere while remaining within easy reach of local amenities and transport links.

The Fynn Valley boasts miles of uninterrupted footpaths and bridleways, ideal for walking, cycling, and enjoying the great outdoors. Tuddenham St Martin lies just north of Ipswich, the county town of Suffolk, and features the well-regarded Tuddenham Fountain public house, where you can often enjoy live entertainment.



The village is ideally located for easy access to Ipswich town centre, which offers a wide range of pubs, restaurants, leisure facilities, national and independent shops, as well as the mainline railway station with direct routes to London Liverpool Street. Also within easy reach is the historic town of Woodbridge, home to a variety of shops, pubs, restaurants, wine bars, a sports centre, cinema, and the famous Tide Mill on the River Deben.

Thicknesse Cottage has been meticulously maintained by the current vendors and benefits from a wealth of original features while offering modern living conveniences. This charming home would make an ideal family residence, particularly suited to those who enjoy entertaining.

In brief, the accommodation comprises a central hallway, two reception rooms, a stunning kitchen breakfast room, ground floor cloakroom and play area. To the first floor, there are three good-sized bedrooms and a characterful family bathroom.

Externally, there is a large, well-established rear garden with fantastic views of the village church. To the front, a gravel driveway provides ample off-road parking and access to a detached garage and log store.

ENTRANCE HALL

A welcoming space with rich oak flooring and a classic Victorian style column radiator. Period features such as a brass toggle light switch lend charm, while the stairs rise gracefully to the upper floor.



SITTING ROOM

(Approx. 15'10" × 11'6" / 4.83 × 3.51 m)

Bathed in natural light from a front aspect window, the sitting room exudes warmth and character. At its heart, an inglenook fireplace framed by an oak beam houses a woodburning stove perched on a brick hearth, complete with a built in log store. Parquet flooring stretches underfoot, complemented by exposed beams and a Victorian style column radiator. Built in storage adds practicality, with a door leading to the cloakroom.

GROUND FLOOR CLOAKROOM

Convenient and elegant, the cloakroom features a low level WC and wash hand basin with mixer taps. Tiled splashbacks uplift the design; radiator and shelving add both comfort and utility.

DINING ROOM

(Approx. 16' × 13' / 4.88 × 3.96 m)

A spacious room, featuring beautiful oak flooring and a front-aspect window that brings in natural light. Exposed beams and wall-mounted lighting add charm, while two Victorian-style column radiators provide warmth. A built-in cupboard houses the wall-mounted oil-fired boiler, and an under stairs storage area—with its own window to the rear—offers additional practicality and currently used as a play area.

KITCHEN BREAKFAST ROOM

(Approx. 14'8" × 12' / 4.47 × 3.66 m)

A true heart-of-the-home space, this well-appointed kitchen combines style with functionality. A range of matching wall and base units frame the room, with oak worktops and tiled splashbacks adding a rustic touch. A butler sink with ornate mixer taps sits beneath a rear-facing window, with additional light streaming through a dome skylight and rear stable door. The kitchen offers space for an electric range-style cooker with a Rangemaster extractor hood above, as well as provisions for a fridge-freezer, washing machine, and dishwasher. A central island with storage and pan drawers doubles as a breakfast bar. Finishing touches include oak flooring, a Victorian-style column radiator, inset spotlights, and exposed ceiling beams.

LANDING

Carpeted stairs lead to a charming landing with a window overlooking the rear garden and offering picturesque views of the village church. The space is enhanced by exposed beams and a pendant light, creating a tranquil transition between rooms.

BEDROOM ONE

(Approx. 16'2" × 12' / 4.93 × 3.66m)

A generously proportioned principal bedroom with windows to both the front and rear, offering splendid natural light. Finished with made to measure wooden shutters and a soft fitted carpet, it combines elegance and comfort. Exposed beams provide character, while two built in wardrobes and an airing cupboard supply excellent storage.



BEDROOM TWO

(Approx. 9'7" × 9' / 2.92 × 2.74m)

This charming room has a front aspect secondary glazed window complemented by made to measure shutters for privacy and light management. It features fitted carpet and exposed beams.

BEDROOM THREE

(Approx. 10'4" × 7' / 3.15 × 2.13m)

A rear facing bedroom. Fitted carpet, radiator and exposed beams maintain consistency of style and warmth throughout.

BATHROOM

An elegant and characterful space with oak flooring and a Victorian style suite. The room includes a roll top bath with claw feet and ornate taps, together with a mains fed shower and screen. There is a wall mounted basin with chrome fittings, and a low level WC. Walls are fully tiled, enhanced by exposed beams, a Victorian towel rail/radiator, recessed lighting and an extractor fan. A frosted front window ensures privacy while allowing daylight to filter through.

REAR GARDEN

A cottage style retreat, the rear garden begins with a large terrace bordered by raised shrubbery, perfect for al fresco dining or afternoon tea. Steps lead up to a spacious lawn, flanked on either side by mature flower and shrub borders. There is a vegetable patch for home grown produce, and further terraces lead to a large timber summer house, which has previously served as a gym, study or studio. A fence surround ensures privacy, and side pedestrian access leads to the church and beautiful walks through the rolling countryside of the Fynn Valley.

FRONT GARDEN

The cottage style front garden is planted with abundant mature shrubs and includes an area laid to lawn. A gravel driveway provides ample parking and leads to access for the detached garage/log store.

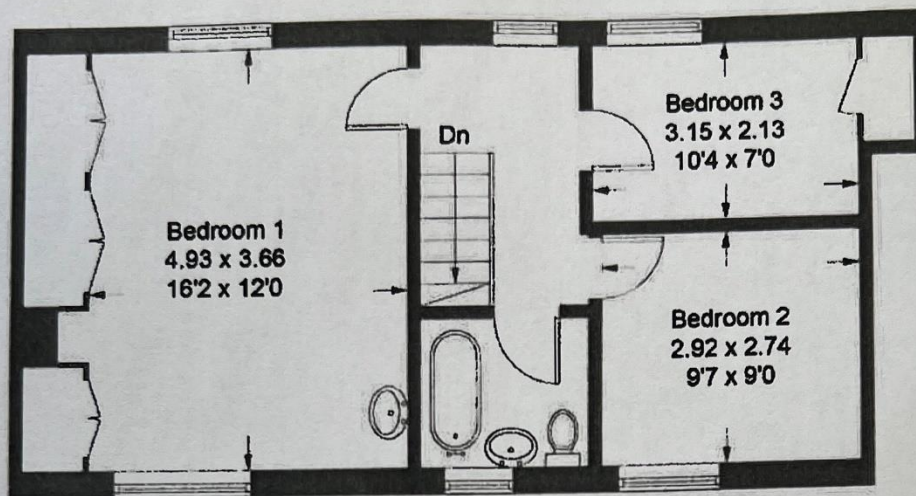
We highly recommend booking an appointment to view this exceptional property and fully appreciate the accommodation on offer.

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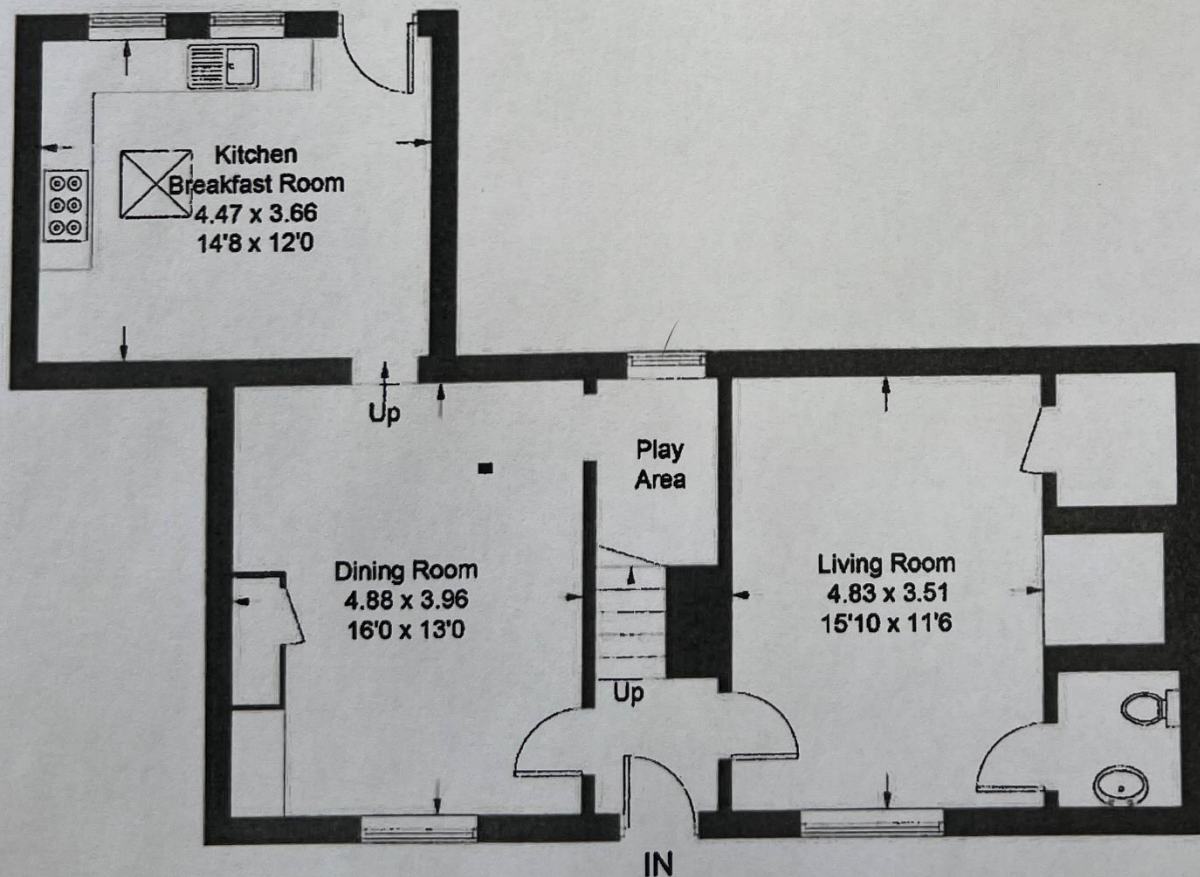


Thicknesse Cottage, Tuddenham

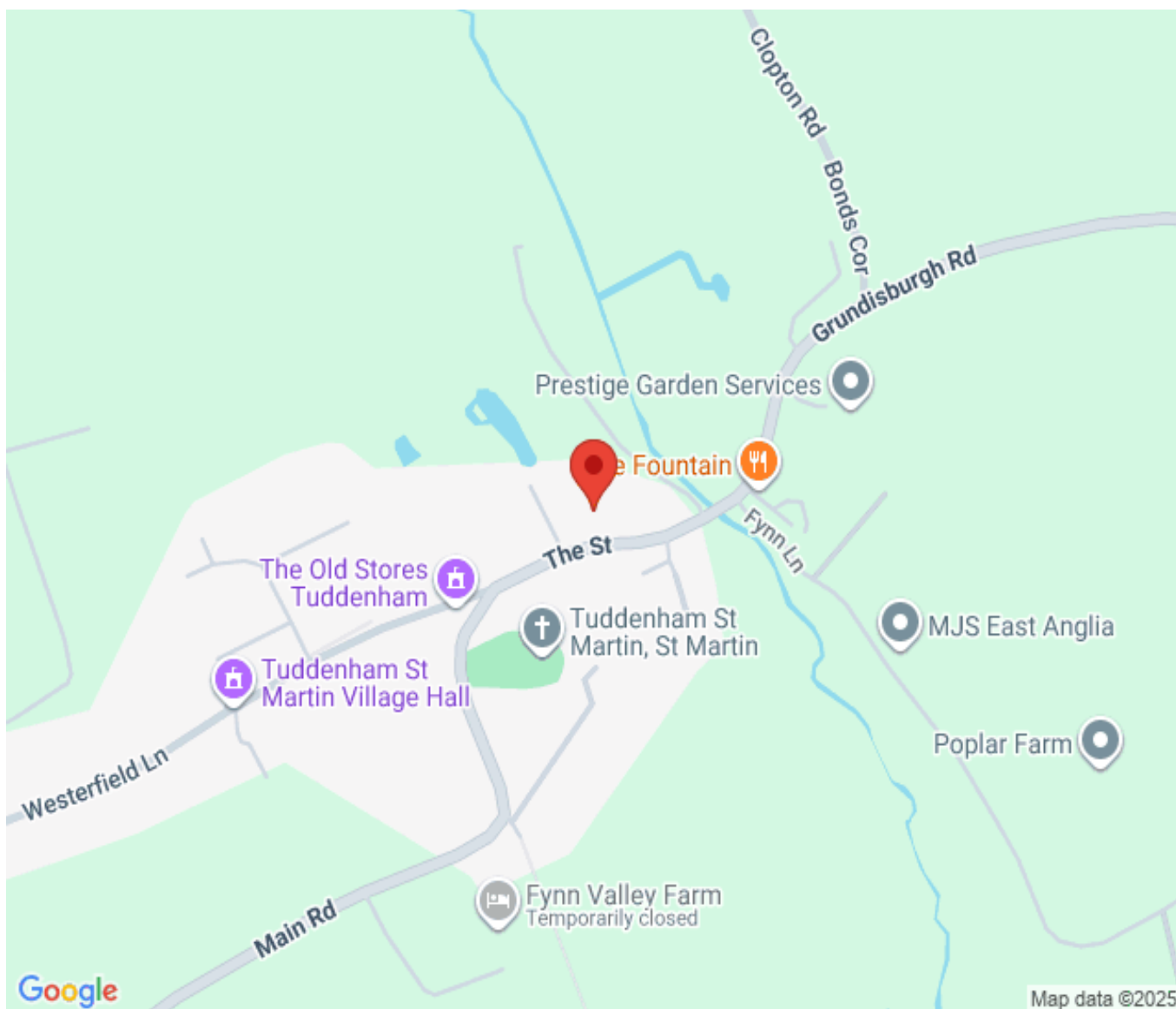
Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft



First Floor



Ground Floor



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