



High Street, Coddendam  
£525,000

# Coddenham

Immerse yourself in the rustic allure of this splendid, un-listed barn conversion, a home that encapsulates the charm of the Suffolk countryside. Perfect for families seeking an idyllic retreat, this residence is a symphony of originality and modern comfort, woven seamlessly into the fabric of a historic stable block.

As you step through the entrance hallway, you are greeted by the warmth of the living room, where a feature log burner and inviting doors to the front garden create a cosy and welcoming space. The dining room, complete with a cleverly designed study nook, provides an intimate setting for family meals and homework sessions alike.

This charming home also boasts a bespoke, hand-crafted oak kitchen, adorned with elegant slate worktops, where culinary magic and family gatherings go hand-in-hand. Further flexibility is offered by another reception room, which can effortlessly transform into a downstairs bedroom to suit your family's needs.

The upper floor presents three beautifully appointed bedrooms, each with its unique character. The main bedroom indulges its occupants with vaulted ceilings and an en-suite wet room, while the second bedroom enjoys the luxury of an en-suite bathroom. A well-proportioned family bathroom serves the remaining space, ensuring convenience and comfort for all.

Outside, the property benefits from manicured front and rear gardens, offering serene spots for relaxation or play. A generous double garage coupled with driveway parking addresses all your storage and vehicle needs.

This residence is not just a house, but a slice of countryside paradise, where every feature has been designed with family life in mind.





- THREE BEDROOM BARN CONVERSION
- FRONT AND REAR GARDENS
- DOUBLE GARAGE AND DRIVEWAY PARKING
- GENEROUS BEDROOMS
- NUMEROUS RECEPTION ROOMS
- FANTASTIC DECORATIVE ORDER THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- A PROFUSION OF CHARACTER FEATURES
- EPC AWAITED
- EARLY VIEWING ADVISED

Coddenham is a warm, welcoming and thriving village and is considered to be one of the most desirable villages in Suffolk. It has an excellent community village shop and post office, country club, church and recreation ground. There is also an active award-winning community centre providing many sports facilities including tennis courts, bowls green, badminton court, yoga/pilates and football. Clubs include the village History club and active toddler group.

Many wonderful countryside walks are nearby, and a regular bus route operates throughout the village.



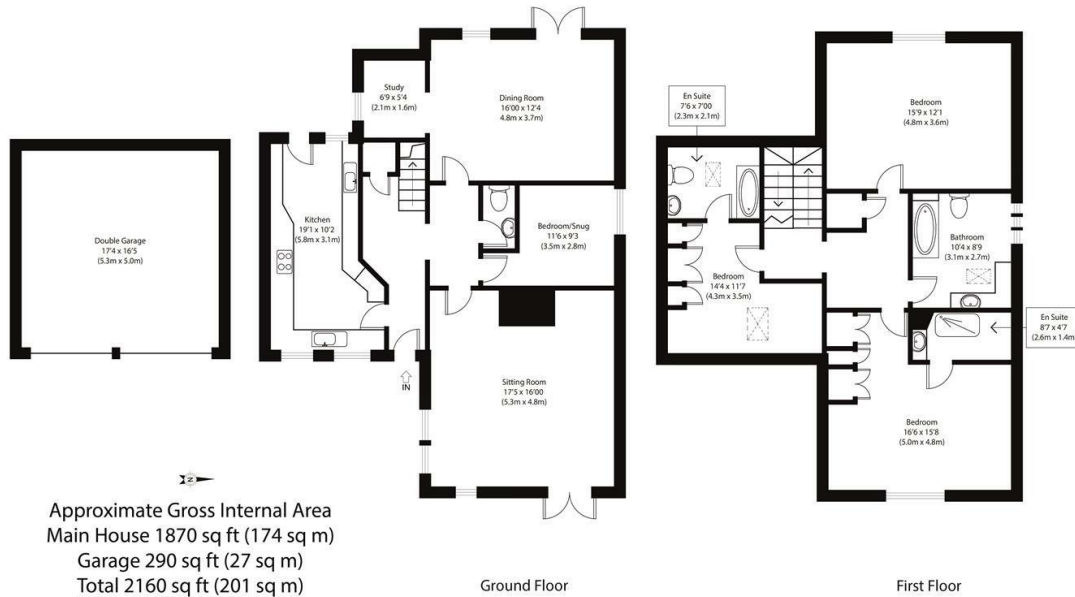
Easy access is afforded to A140 and A14 linking to Ipswich to the south, Norwich to the north and Bury St Edmunds and Cambridge to the west. Colchester and London can be easily accessed via the A12 to the east and south. Ipswich is approximately fifteen minutes by vehicle which provides a wide range of shopping, recreational and cultural facilities including main line railway links to London's Liverpool Street with a journey time of approximately sixty minutes.

The nearby market town of Needham Market offers everyday amenities including various shops, butchers, post office, hairdressers, antique boutiques and doctors' surgery and a mainline station.

Agents Notes:  
 Tenure - Freehold  
 Council tax - Band D  
 Services - Electric/Mains drainage/water  
 Heating - Radiators via oil boiler  
 Mobile - All networks cover indoor  
 Broadband - Ultrafast is available

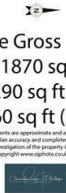


## Floor Plan

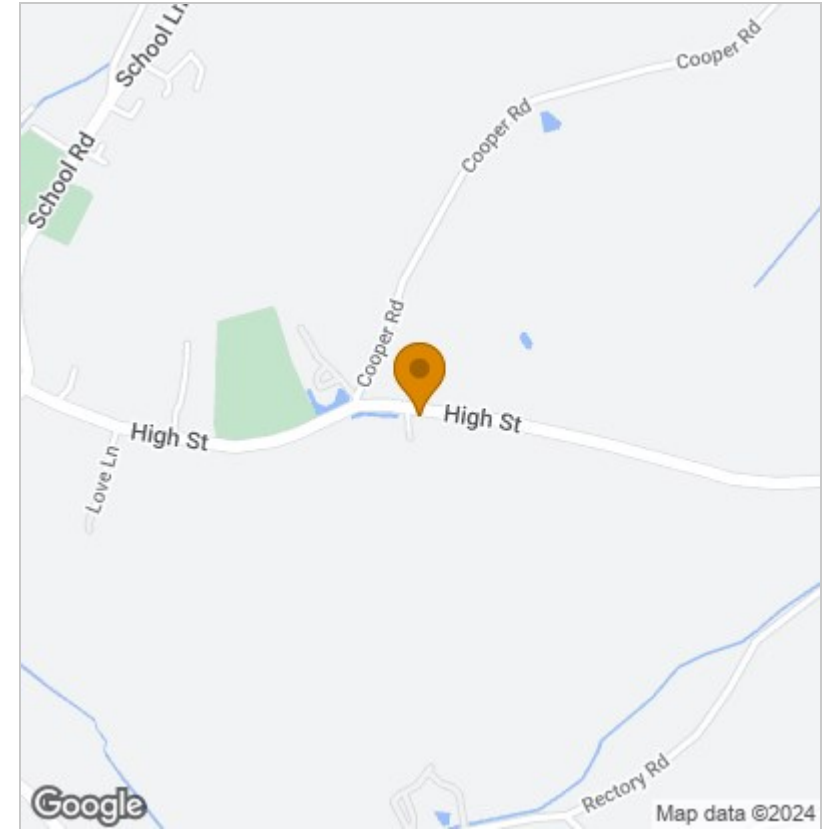


Approximate Gross Internal Area  
 Main House 1870 sq ft (174 sq m)  
 Garage 290 sq ft (27 sq m)  
 Total 2160 sq ft (201 sq m)

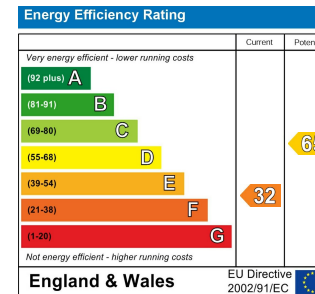
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to check the floor plan accuracy and completeness, our or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.rightmove.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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