

Patch Cottage

Guide Price - £248,000



Photo credit: Gavin King Photography



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Patch Cottage, 2 Church Lane, Lower Somersham, Ipswich, Suffolk IP8 4PL

Tucked away in the heart of the highly regarded village of Somersham, this beautiful character home offers a perfect blend of charm, modern comfort and a homely atmosphere, it's a property that feels instantly inviting.

Inside, you'll find a cosy living room with a feature red brick fireplace and working open fire, a well-appointed kitchen/diner ideal for both everyday meals and entertaining, and a bright conservatory that overlooks the garden. Upstairs, there are two bedrooms and a family bathroom. The garden is thoughtfully designed with a raised pond, decking and a seating area, creating a pleasant and private retreat. Adding to the appeal, there is the convenience of a garage with light and power connected, along with parking for two cars, accessible from the rear garden.

With its combination of charm, location and thoughtful presentation, this is a rare opportunity to enjoy village life at its best.

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Ground Floor

The entrance opens into the lounge — a warm, character-filled room with a traditional brick fireplace housing an open fire, perfect for winter evenings. A front-facing window draws in natural light, and an under-stairs cupboard provides handy storage.

At the rear, the kitchen is fitted with matching wall and base units, a stainless steel sink with drainer, a freestanding electric oven with hob, and space for a dishwasher. It flows seamlessly into the dining area, creating an open-plan space for socialising. Multiple windows and a glazed rear door make the room bright and welcoming.

The door leads into a spacious conservatory that looks out over the garden. It currently accommodates a washing machine and tumble dryer, but also works beautifully as a year-round seating area.

First Floor

The main bedroom, located at the front of the property, offers a spacious retreat with built-in storage. The second bedroom overlooks the garden and works equally well as a guest room, child's room or home office. The family bathroom features a bath with overhead electric shower, low-level WC and pedestal basin.

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Key features:

- Attractive 2-bedroom period cottage
- Garage and two off-road parking spaces
- Welcoming lounge with open fireplace
- Open-plan kitchen/dining space
- Light-filled conservatory
- Private landscaped rear garden
- Sought-after village setting with countryside walks close by
- Excellent road and rail connections

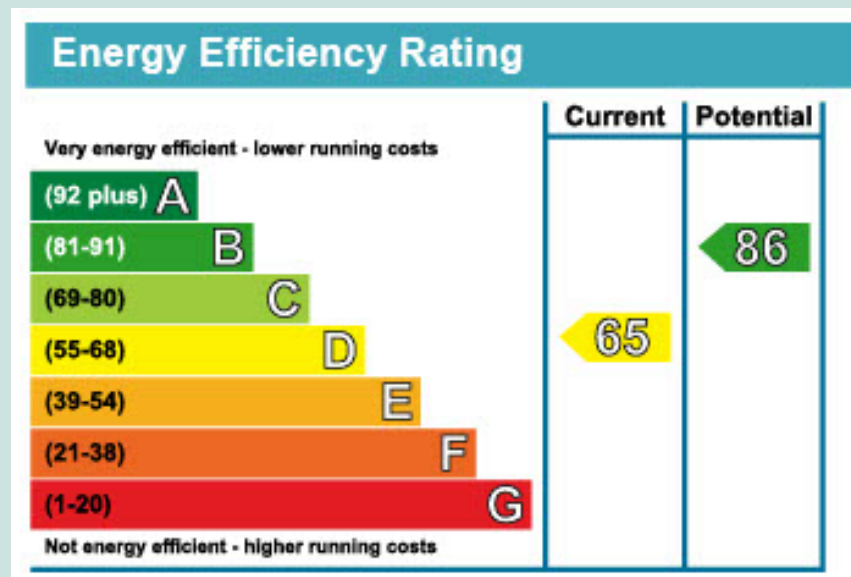
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Property information:

- Built: Circa early 1900s
- Tenure: Freehold
- Heating: Mains gas boiler
- Utilities: Mains electricity, water and sewerage
- Council Tax: Band B (approx. £1,700 per annum)
- EPC Rating: D (potential to reach B)
- Mobile Signal: O2, EE, Three
- Broadband: Approx. 147 Mbps available



Property Energy Efficiency



About Somersham

Somersham is a picturesque Suffolk village surrounded by beautiful countryside, yet just a short drive from Hadleigh, Ipswich and Needham Market. The village offers a pub, community shop, village hall, primary school, playground, CofE church, Baptist church, sports facilities and plenty of walking routes with stunning views.

Nearby Hadleigh has a wealth of independent shops, eateries and essential services, along with leisure facilities and sports clubs. Ipswich, just 7 miles away, provides a wider selection of shops, a vibrant marina and a mainline station with trains to London in around 70 minutes. The Suffolk coastline is only half an hour's drive, making seaside day trips an easy option.

Transport Links:

- Four buses daily (Mon-Sat) to Ipswich
- Rail: Needham Market (3 miles), Ipswich (7 miles)
- Airports: London Southend (40 miles), Stansted (36 miles)

Schools:

There are several Ofsted "Good" primary schools within 3 miles, including Somersham Primary. Ipswich also offers respected private schools such as Ipswich High School and Royal Hospital School.





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