

*A pretty, Suffolk white brick, terraced period cottage located in the rural hamlet of California, near Wickham Market, just a short drive from Woodbridge & the Heritage Coast.*

Guide Price  
£265,000 Freehold  
Ref: P7516/B

Flora's Cottage  
17 California  
Wickham Market  
Woodbridge  
Suffolk IP13 0JL



Sitting room, dining room, kitchen and wet room.  
Two first floor bedrooms and WC.  
Garden to front and extensive garden to the rear with rural views.  
Driveway providing off-road parking for one vehicle.

Contact Us



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## Location

Flora's Cottage is located in the small hamlet of California, close to the large village of Wickham Market. Wickham Market lies about 12 miles north-east of the county town of Ipswich; close to the A12 which provides easy access to Woodbridge (5.5 miles) and on to Ipswich, London and the south. There is also a railway station at nearby Campsea Ashe with trains to Ipswich and on to London which take just over the hour. Within Wickham Market itself are a number of shops and offices grouped around Market Square, which also offers convenient parking. In addition, is a Co-op supermarket. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius, as is the coast with popular destinations such as Aldeburgh, Thorpeness and Southwold.

## Description

Flora's Cottage is a very pretty, two-bedroom mid-terraced period cottage with Suffolk white brick elevations under a pitched tiled roof.

The accommodation has a traditional layout with a lot of character throughout. From the front door you enter into the sitting room, which has a window to the front and a recessed fireplace with storage to the side. There is a discreet door to the stairwell. A further door gives access to the dining room, which has a feature chimney breast flanked by recesses to the side and a half door leading to the rear lobby. From the rear lobby there is access to the wet room, which has an electric shower unit with ceramic tile surround, a wall hung basin with tiled splashback and close coupled WC. There is also an extractor fan, recessed lighting, wall mounted radiator, non-slip flooring and Velux skylight to the side. From the lobby there is an opening with a step down to the cottage kitchen with windows to the rear and a stable door to the garden. The kitchen has a matching range of fitted hand-built oak wall and base units with rolltop worksurfaces incorporating a stainless steel single drainer sink unit with mix tap over and splashbacks, four ring electric hob with electric oven under and stainless steel extractor hood over. There is also an integrated fridge/freezer, space and plumbing for a washing machine, brick laid floor and wall mounted radiator. Located behind the corner unit in the kitchen is an oil-fired combi boiler currently in default. The sellers are getting the boiler replaced and this is being done in August 2025.

From the sitting room stairs rise to the first floor landing with doors off to the WC with basin and to the bedrooms. Bedroom one is a good sized double bedroom with a window to the front, a built-in glass fronted double cupboard with shelving and an ornate fireplace with cast surround and mantle over. Bedroom two is a single bedroom with a window to the rear offering rural views, a fitted double wardrobe with storage above, exposed ceiling timbers, wall mounted radiator, wall mounted lighting and high level storage cupboard with loft access.

## Outside

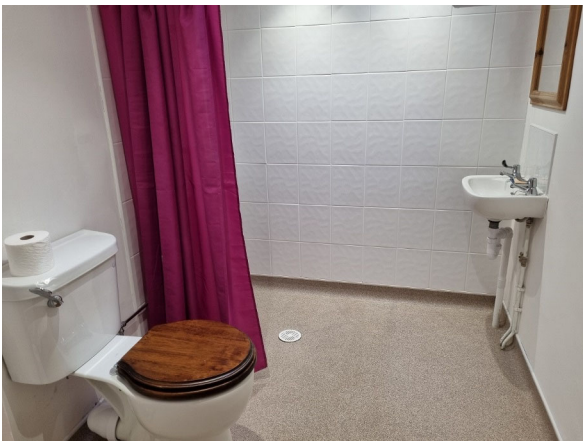
The property is approached from the highway via a block paved driveway that provides off-road parking for one vehicle. This is bordered by a mixed herbaceous border with roses. There is also outside lighting.

Immediately behind the property is a paved terrace with a wooden pergola and an outside tap. From the terrace, steps lead down to the garden, where the current vendor's love for gardening is evident. There are several flowerbeds with roses, herbaceous plants, shrubs and flowers. There is a timber summerhouse, which has been orientated to take in the sunset to the west and the views across the fields that abut the garden. There is also a greenhouse with a superb rambling rose to the side. There is a selection of fruit trees, including apple and plum. Diverting from the garden is a rose arbour with a pathway that leads round the boundary of the rear garden, which is enclosed by cleft fencing, beyond which is a further area for composting. At the rear of the garden is the oil tank.







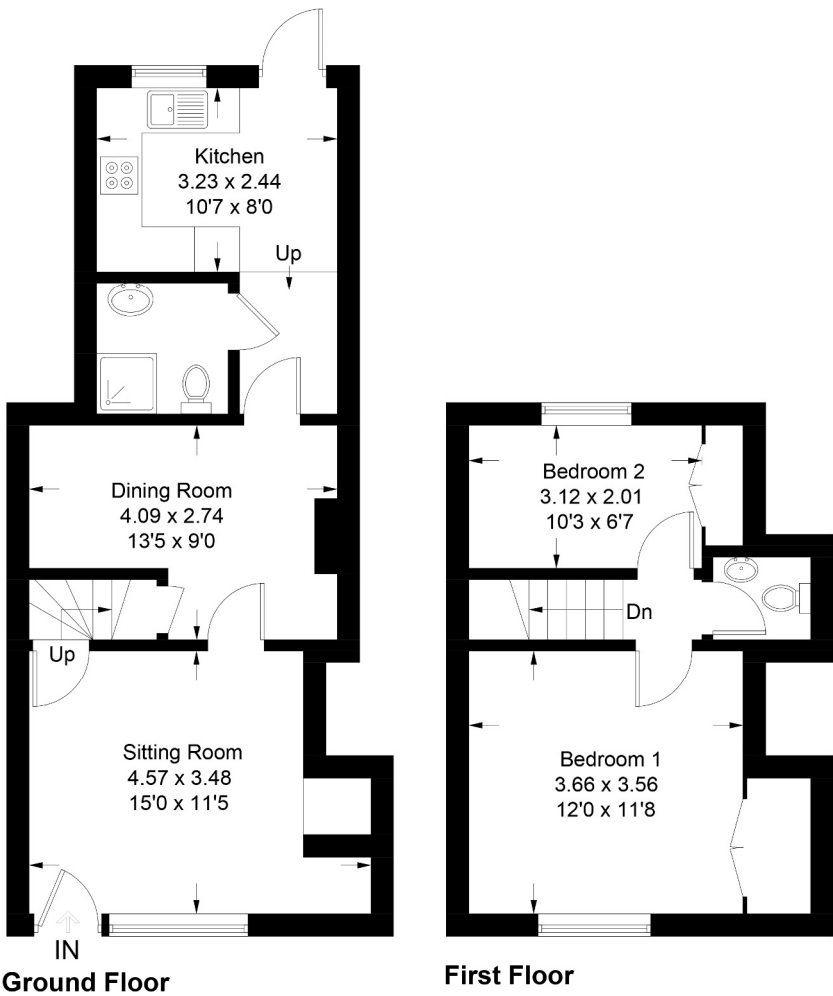






Floras Cottage, Wickham Market

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



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Produced for Clarke and Simpson







*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. An oil fired central heating system is in place, but please note that the boiler is not functional. Please refer to agents for further information in this regard. Private drainage system.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating E (Copy available from the agent.)

*Council Tax* Band B; £1,654.28 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The vendors have informed the agents that the septic tank works in a satisfactory manner, but it may not comply with new regulations. The seller will not be installing a new system and a buyer should budget to install a sewerage treatment plant if necessary. The cost of this has been taken into account in our guide price.
5. Please note that there is a gateway from the rear garden which provides access in favour of Flora's Cottage behind 15 California as a service access for bins, etc.
6. The vendors of the property have informed the agents that the oil fired boiler is being replaced in August 2025.

*January 2025*





## Directions

Proceed north on the A12 from Woodbridge. Turn off at the junction signposted to Wickham Market onto the B1438. At the Three Tuns public house turn left and proceed through Pettistree, continuing for 1¼ miles. Turn right into California and the property will be found a short way along on the left.

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Vendor stock photo



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