

*A delightful two double bedroom detached cottage, set along the High Street in the popular and well-regarded village of Wickham Market.*

Guide Price  
£275,000 Freehold  
Ref: P7525/J

Weavers Cottage  
218 High Street  
Wickham Market  
Suffolk  
IP13 0RF



Entrance lobby, kitchen, sitting room, dining room and cloakroom.  
Two double bedrooms and bathroom.  
Garage with workshop area.  
Established courtyard garden of approximately 28' x 15'.

No forward chain.

#### Contact Us



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## Location

The property is set along the High Street, a short distance from the centre of the popular and well regarded village of Wickham Market. This thriving community offers a range of local businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling.

Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London, which take just over the hour. 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.

## Description

Weavers Cottage is a delightful, deceptively spacious two double bedroom cottage, that is set along the High Street, just a short distance from the centre of the village. During the last 10 years the property has been used as a second home, and has been well maintained during that time.

The cottage is of traditional brick construction, with rendered and colourwashed elevations under plaintile roofs. The property was extended, probably during the 1970s, to create the generous kitchen with cloakroom on the ground floor and additional double bedroom above.

In all, the accommodation extends to approximately 925 sq ft (86 sqm) and comprises an entrance lobby, well-fitted kitchen, cloakroom, sitting room and dining room on the ground floor. The sitting and dining room are partly sub-divided by the exposed brick chimney breast that houses a coal effect gas stove.

On the first floor there is a landing area with useful range of storage cupboards, two good size double bedrooms, which both benefit from fitted wardrobes, and a bathroom.

Weavers Cottage also benefits from a detached garage, approximately 16' x 13' with 9' x 8' workshop area off. There is also a delightful, landscaped courtyard garden that contains a number of established flowers and shrubs and which enjoys the sun during the latter part of the day.







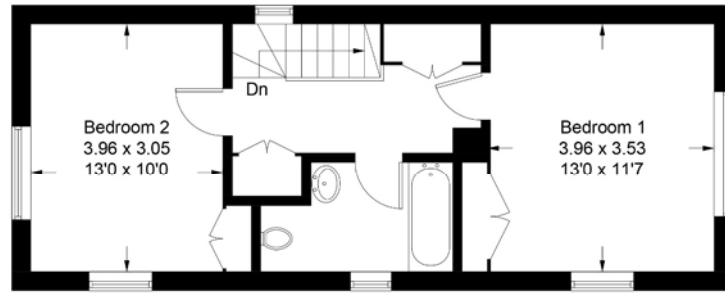




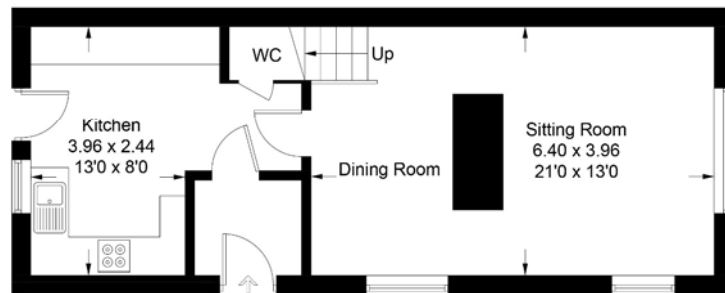
## Weavers Cottage, Wickham Market



Approximate Gross Internal Area = 86.0 sq m / 925 sq ft



**First Floor**



**Ground Floor**

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water and drainage connected. Gas-fired combination boiler serving the central heating and hot water systems.

**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 agents upon request).

**Council Tax** Band D; £2,126.93 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

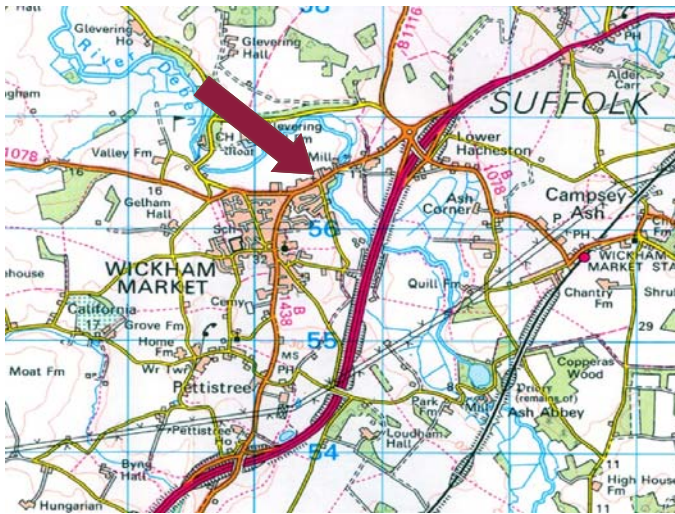
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. Weavers Cottage has a right of way for access along the driveway which is owned by a third party owner .

**February 2025**



## Directions

From Framlingham proceed in a southerly direction through the villages of Parham and Hacheston until reaching a roundabout. Take the third exit signposted to Wickham Market and proceed into the village, past the mill on the right hand side, and Weavers Cottage will be found on the right opposite the junction for Spring Lane.

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 ///sings.boats.outgrown



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