

A detached period property and beautiful landscaped gardens, benefitting from an annexe, situated in a delightful rural location, within walking distance of the village pub.

Guide Price
£875,000 Freehold
Ref: P7712/C

Church Cottage
Church Road
Blaxhall
Suffolk
IP12 2DW



Hall, garden room, kitchen/breakfast room, sitting room, drawing/dining room, utility room and cloakroom.

Principal bedroom with en-suite shower room, two further double bedrooms and bathroom.

Annexe with kitchen, sitting/dining room, bedroom and bathroom.

Integrated garage along with further garaging/stores and off-road parking.

Landscaped garden with additional vegetable garden, greenhouse, potting shed and stores. In all, approximately one third of an acre.

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Location

Blaxhall is a picturesque village in a lovely rural yet highly convenient location within East Suffolk. The village itself benefits from a common, which is a site of special scientific interest and features heathland. There are idyllic trails through the surrounding countryside. There is a village pub, The Ship Inn which serves real ales and has regular live music as well as accommodation. Also, within a short stroll of the cottage is St Peters Church. Within 2.5 miles of the property is the famous Concert Hall, Snape Maltings which also offers shops and cafes. Within 10 miles is the town of Woodbridge, located on the banks of the River Deben. The property is conveniently located close to the A12 which is 2 miles. Within a short drive is Campsea Ashe Railway Station where there is also a popular pub, The Duck. Popular seaside destinations such Aldeburgh and Thorpeness, which both have golf courses, are 9 miles.

Description

Church Cottage is situated in a standalone position and enjoys views across open countryside. The original period cottage is of timber frame construction with predominantly rendered and part brick elevations under a tiled roof. At one end of the cottage is an annexe that has been let out on long-term lets in the past. It is envisaged that some interested parties may wish to continue this arrangement, particularly with Sizewell workers, whereas others may wish to use the accommodation as part of the main dwelling.

The property has the great advantage of not being Listed but retains many of its charming period features. The vendors have sympathetically extended the cottage into a substantial dwelling. This has included the kitchen/principal bedroom wing, an extension creating the annexe and also a timber framed glazed garden room which was built in 2012. The cottage benefits from off-road parking and ample storage/garaging. The grounds have been landscaped and abut farmland.

The Main Dwelling - A glazed door to the gable end of the cottage provides access to the front hall. This is dual aspect and has skylights. It leads into an inner hallway and also to the garden room. This superb room has wall-to-wall glazing as well as French doors opening onto the patio. It has a vaulted ceiling with skylights and porcelain tiled flooring with underfloor heating. Double doors open to the kitchen/breakfast room. Constructed in 2010 and fitted with Henry Gordon-Jones kitchen, it has stylish units that include an integrated Miele dishwasher along with two integrated fridges and freezers. In addition there are two Miele ovens and a warming draw. There is a granite worksurface with inset one and a half bowl stainless steel sink with mixer tap and drinking water tap. Windows to the south east and north east enjoy views over the garden. There is recessed spotlighting as well as porcelain tiled flooring with underfloor heating. Doors lead to a boot room and a further door opens to the inner hallway. From this, there is access to the sitting room, a cloakroom with WC and handwash basin, and also the utility room. This has fitted shelving, a double butler sink along with space and plumbing for a washing machine and fridge. The sitting room which has exposed timbers is dual aspect with windows to the front and rear of the property. There is a brick inglenook fireplace with bressummer beam above which is home to a woodburning stove. Stairs rise to the first floor landing and a doorway opens to the drawing/dining room. The drawing room has a window to the front of the property and glazed door to the rear patio. Features include a brick inglenook fireplace with a bespoke cast iron fire grate with fitted hood. A section of the original wattle and daub is also featured in the wall. This room along with the sitting room has brick flooring. Steps lead down to the dining room which has a brick chimney and windows to the front and rear of the property.

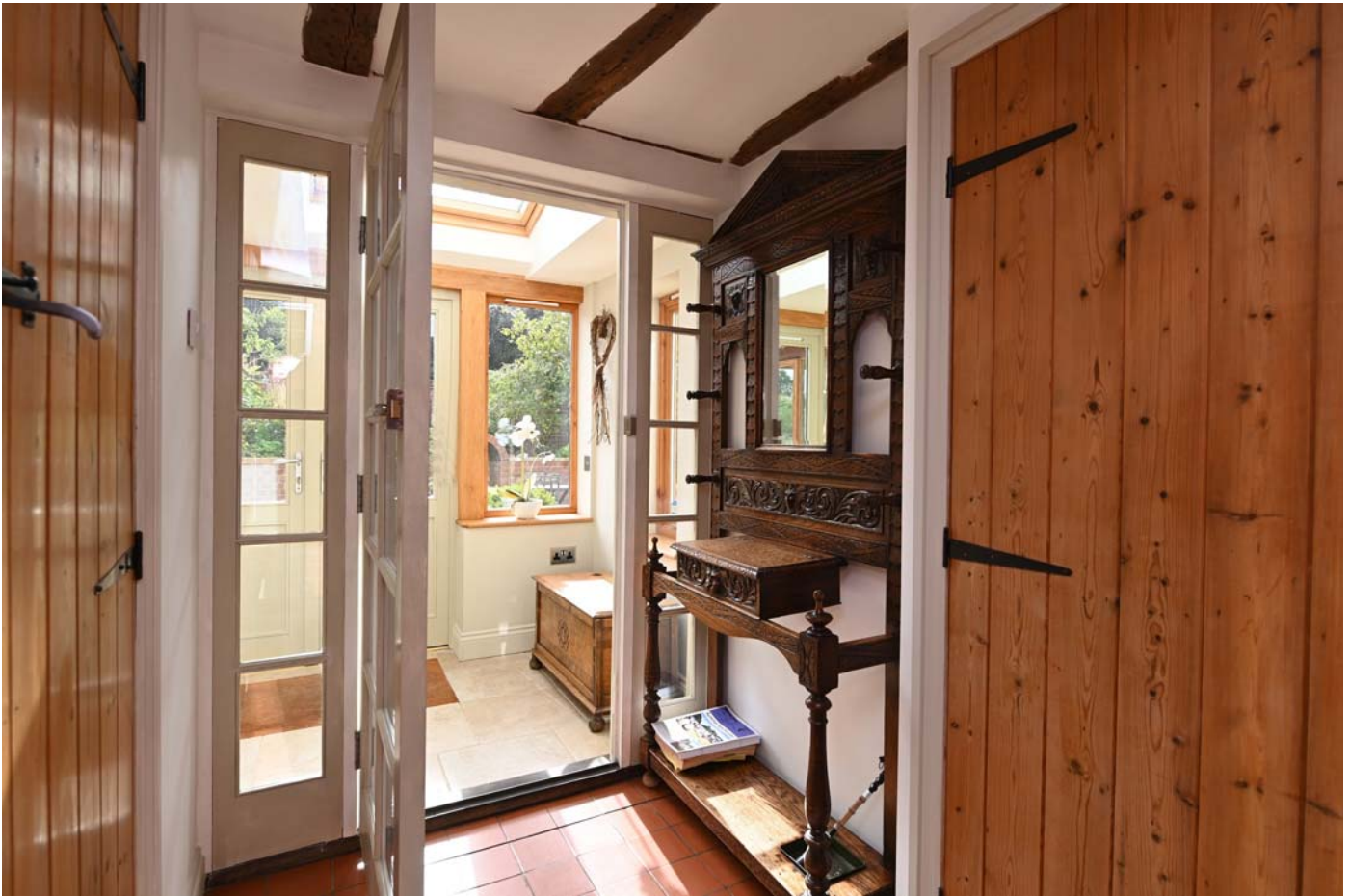
The first floor landing has a dormer window to the front of the property, a hatch to the roof space, storage cupboards and a skylight. Doors lead off to three bedrooms and the bathroom. The principal bedroom has wall-to-wall fitted wardrobes with drawers and a TV shelf. It has a window with far reaching views. In addition is a linen cupboard. A door opens to an en-suite shower room which has been re-fitted in recent years. This comprises two handwash basins, a WC and a large shower unit. There is also a built-in shelved cupboard, towel radiator, window and tiled flooring with electric underfloor heating. Bedroom two has a cast iron fireplace set within a brick chimney breast. There is a dormer window with field views and a built-in wardrobe. The third double bedroom has exposed timbers and dormer windows to the front and rear of the property. Here there is a built-in wardrobe. The room has a door that can provide access to the annexe bedroom (bedroom four) if required. The bathroom, again which was re-fitted in recent years comprises a bath, shower, WC, handwash basin and fitted cupboards. In addition is a cupboard housing the hot water cylinder. There is also a towel radiator and a window. It has tiled flooring with electric underfloor heating.

The Annexe - A front door leads to a hallway where stairs rise to a landing. This has a window, hatch to the roof space, built-in cupboards and an airing cupboard with hot water cylinder solely serving the annexe bathroom and kitchen. Doors lead off to the bedroom, bathroom and sitting/dining room. The double bedroom (that can be used as a fourth bedroom to the main dwelling if desired) has a built-in wardrobe and night storage heater. The bathroom comprises a shower, WC, handwash basin and bath. There is a window with field views. Adjacent is the spacious sitting/dining room that has a gable end window and a night storage heater. This leads to the kitchen which has high and low-level wall units and an electric oven with extractor fan, roll edge worksurface and a stainless steel sink with drainer and taps above. It enjoys views over the garden and beyond. Below the annexe is a garage and it is anticipated that some may choose to create more living accommodation in this area, subject to the normal consents.

Outside

The delightful gardens are south-west facing and have been beautifully landscaped. Substantial patio areas with raised flower and shrub beds enable the sunshine to be enjoyed throughout the day. Beyond the main garden is a vegetable garden. This has raised vegetable and fruit beds as well as a timber framed greenhouse and potting shed. At one end of the cottage, adjacent to the annexe is a practical domestic area where there is ample off-road parking. From here there is access to the integrated garage which has an up and over door to the front. This measures approximately 18' x 18' and houses the boiler. In addition is further garaging/storage in a timber framed building which is weatherboarded and has a pantile roof. This has two double timber doors to the front and in total measures 27' x 17'. It has windows to the rear and side as well as a door to the exterior. A ladder can provide access to the second floor which provides further storage and has windows. Behind this building are wood stores.



















THE ANNEXE



THE ANNEXE

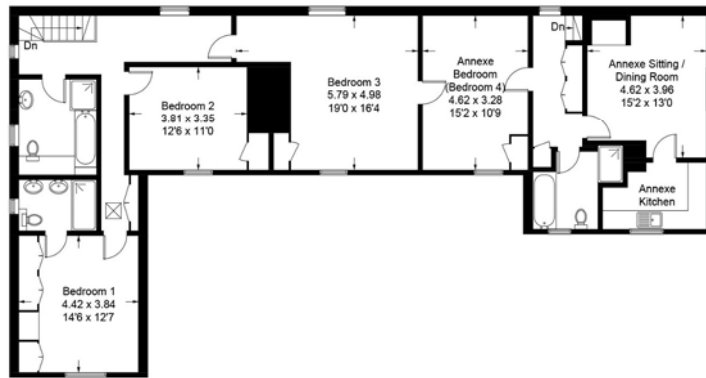


Church Cottage, Blaxhall

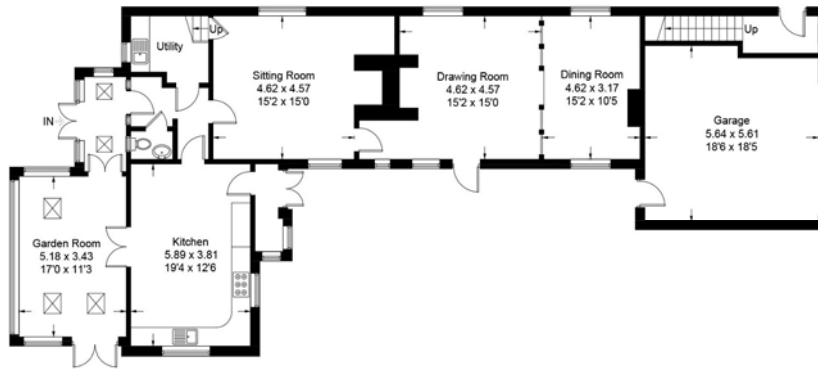
Approximate Gross Internal Area = 278.0 sq m / 2992 sq ft

Garage = 30.7 sq m / 330 sq ft

Total = 308.7 sq m / 3322 sq ft



First Floor



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water and mains electricity (two supplies - one for the cottage and one for the annexe). Private drainage system (it is understood that the septic tank runs into a drainage field within the sandy soil of the grounds of Church Cottage and does not discharge into a water course). Oil-fired central heating system serving the main cottage with some underfloor central heating and some radiators. Night storage heaters serving the annexe.

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 = Cottage; E - Annexe; E (Copy available from the agents upon request).

Council Tax Band - Cottage; E, £2,673.09 - Annexe; A, £1,458.05 payable per annum 2025/2026

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.

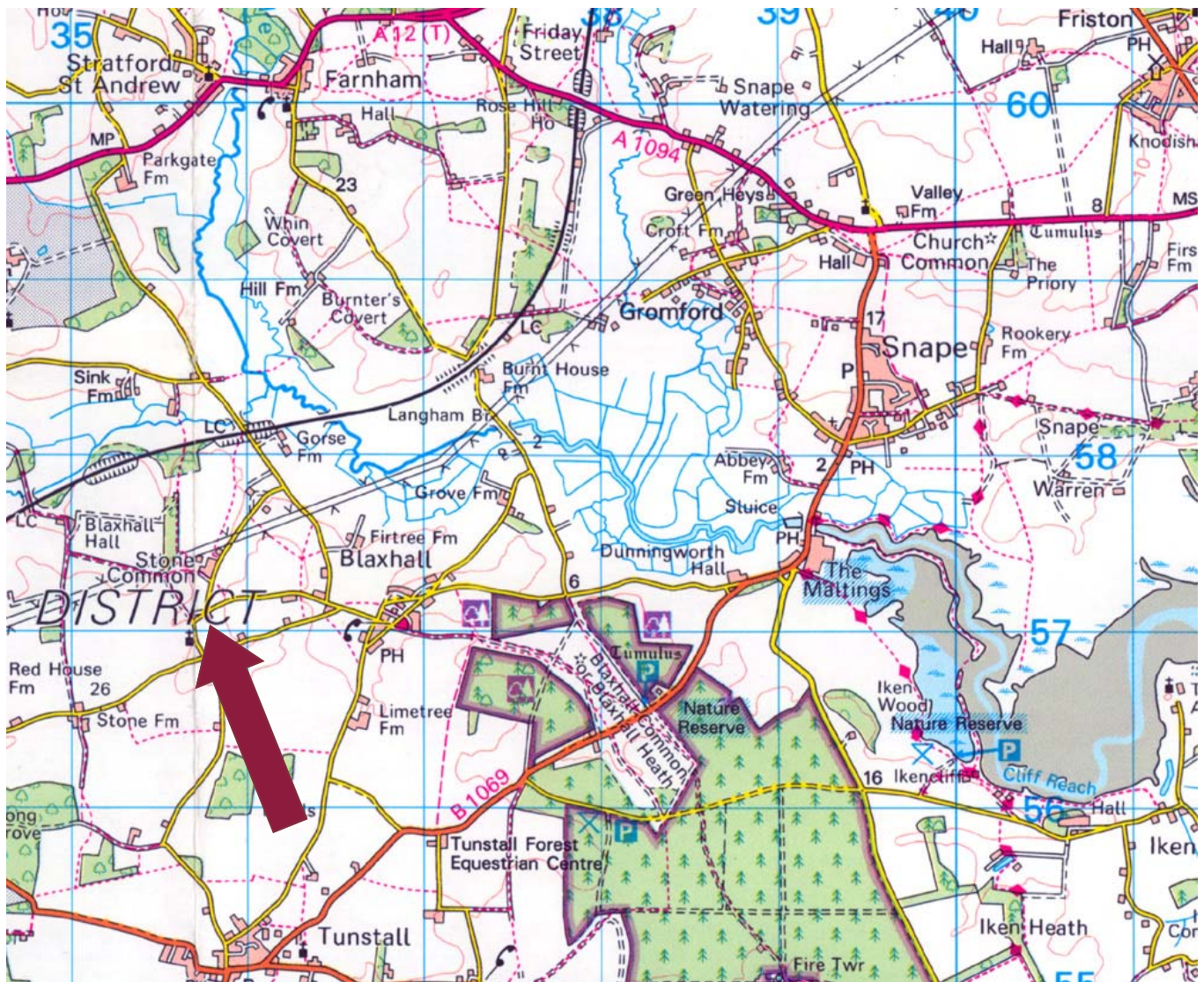
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2025

Directions

Heading north on the A12 taking the junction towards Wickham Market and Framlingham, turn right towards Campsea Ashe. Proceed through the village passing the railway station on the right hand side. Having left the village and heading towards Tunstall, take the small lane on the left and when you reach the crossroads adjacent to the drive of Redhouse Farm, bear right. Continue along this lane, known as Station Road and then turn left onto Church Road. Proceed past the church where Church Cottage will be found a little further along on the right hand side. We recommend that people park on the common in front of the cottage in the first instance.

For those using the What3Words app: [/// salsa.crossword.snores](https://www.what3words.com/salsa.crossword.snores)



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