

*A charming two bedroom, mid-terrace period cottage, located in the heart of the popular village of Wickham Market, just a short walk from the local amenities.*



#### Guide Price

£185,000

Freehold

Ref: P7783/B

#### Address

Daisy Cottage  
107 High Street  
Wickham Market  
Suffolk  
IP13 0RA



Sitting room, dining room, kitchen and ground floor shower room.

Two first floor bedrooms.

Garden to rear

No on-site parking. Public car parks available nearby.

No forward chain.

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property is located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides 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, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. 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. 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, Southwold and Walberswick.

## Description

Daisy Cottage is a charming two-bedroom mid-terrace period cottage, which has been thoughtfully updated whilst retaining its original character, such as an open fireplace and benefits from gas-fired central heating. To the rear, the property enjoys a peaceful garden. The accommodation is well laid out and comprises a sitting room, dining room, galley kitchen, rear lobby, and a ground floor shower room. On the first floor there are two bedrooms.

Entering the property via the front door, you are welcomed into the sitting room, which features engineered oak flooring, a sash window to the front, and a central fireplace with an open grate and brick hearth. A step leads down into the dining room, which features a brick-laid floor, a window to the rear and stairs rising to the first-floor landing. From the dining room there is an opening to the modernised kitchen. This has a window to the side and a matching range of fitted wall and base units, incorporating a stainless steel single drainer sink unit with mixer tap, tiled splashbacks and roll-top work surfaces. There is space for appliances as well as an electric cooker. A glazed door leads to the rear hall, which offers access to the loft and a partially glazed door to the garden. From the rear hall there is a further door to the ground floor shower room, which has an obscure window to the side, a low-level WC and a pedestal hand wash basin. There is also a built-in glazed shower cubicle with tiled surround, an electric shower, extractor fan and radiator. The floors in both the kitchen and rear hall are ceramic tiled.

Stairs rise to the first-floor landing, where there is a built-in cupboard with hanging rail and slatted shelving and doors to the bedrooms. A step provides access to bedroom one which is a good-sized double room with windows to the front and access to the loft. Bedroom two is a single room with a with a large window to the rear, with a built-in cupboard and hanging rail and shelf, along with a further built-in cupboard over the stairs housing the gas-fired combination boiler.

## Outside

Steps from the rear of the cottage lead up to a bisected garden, which has been landscaped to include areas of gravel, a paved terrace and lawn. The pathway forms the boundary between the two sections of the garden, with the land to the left of the pathway belonging to number 107 and the land to the right belonging to number 105.

To the rear of the property there is a pathway serving numbers 107 and 109, which runs across the rear of numbers 103 and 105 and passes immediately behind the property.





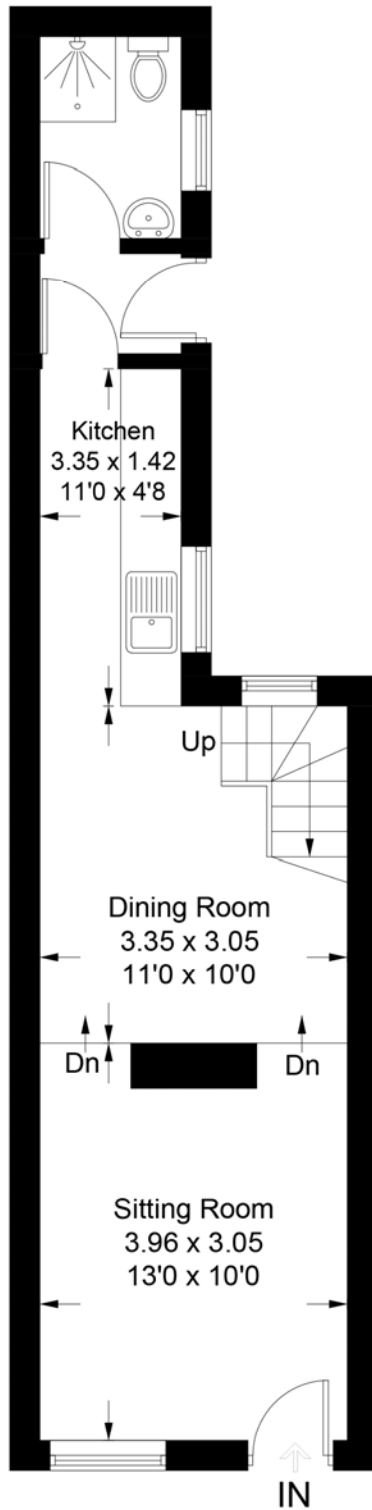




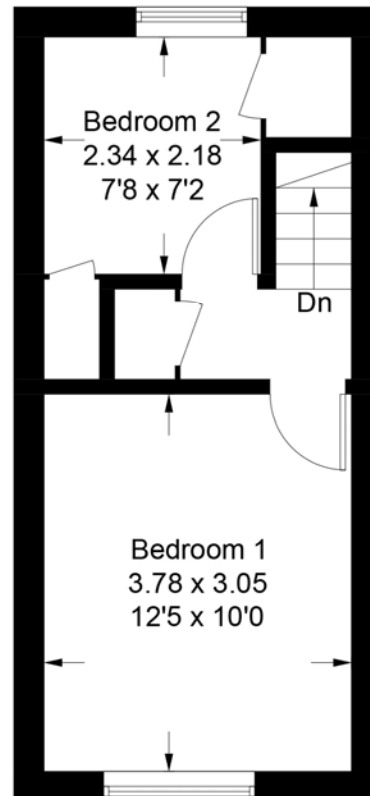


# Daisy Cottage, Wickham Market

Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band A; £1,497.94 payable per annum 2025/2026

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

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## 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.

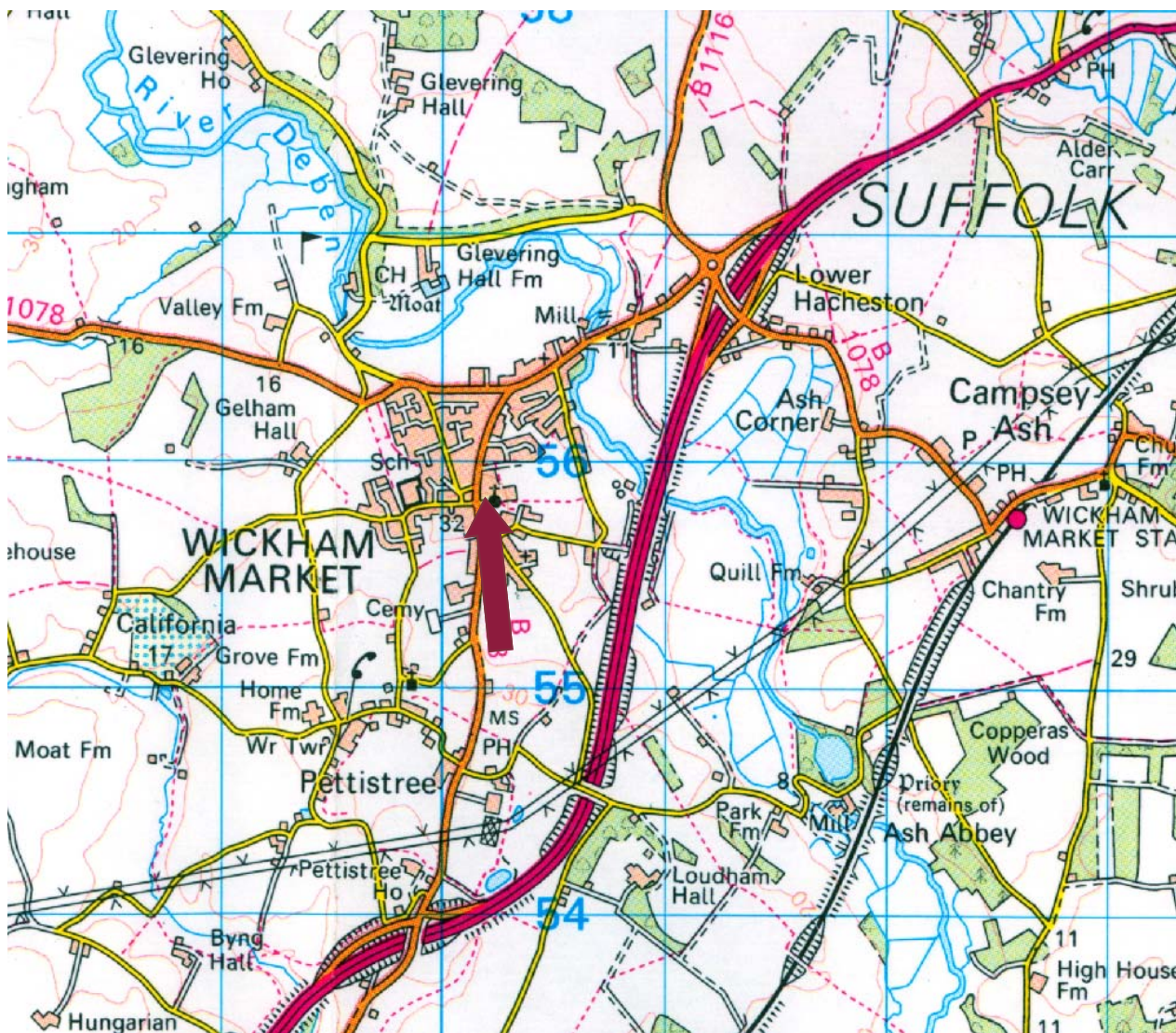
*January 2026*



## Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the Five Ways roundabout take your third exit towards Wickham Market and the property can be found towards the top of the High Street on the right hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///dweller.project.leaky](http://dweller.project.leaky)



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