

*A characterful four bedroom detached cottage with holiday letting cabin, overlooking the surrounding agricultural land, just a short distance from the popular village of Wickham Market.*



#### Guide Price

£585,000

Freehold

Ref: P7411/J

#### Address

The Cottage  
Fowls Watering  
Wickham Market  
Suffolk  
IP13 0NR



Entrance hall, inner hall/family area, sitting room, snug, study, dining room, kitchen, utility room and cloak/wet room.

Three double bedrooms, a single bedroom and a family bathroom on the first floor.

Double garage and holiday letting cabin.

Gardens extending to approximately one third of an acre.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The Cottage forms part of the small hamlet of Fowls Watering, a short distance to the south-east of Wickham Market. Fowls Watering occupies a lovely rural location, albeit bisected by the A12, with most properties benefitting from views over the surrounding agricultural and pasture land and direct access to beautiful country walks. The popular village of Wickham Market, approximately half a mile to the west, is well served with a good range of businesses, shops, including a Co-op supermarket, popular butchers, restaurants and a tea room, many of which are grouped around the Market Square. There is also a health centre, pharmacy, library and primary school.

There is a railway station at Campsea Ashe (about one and a half mile away) with connections to the main inter-city services from Ipswich to London's Liverpool Street station. There are also some through trains to London each day. As well as Wickham Market's primary school, there are many other excellent schools within easy reach in both the state and private sectors. The property is understood to be in the catchment area of Thomas Mills High School in the historic market town of Framlingham which lies approximately 6 miles to the north. The attractive market town of Woodbridge is approximately 5 miles to the south-west. The County town of Ipswich lies approximately 13½ miles to the south. The popular Heritage Coast resorts of Aldeburgh and Thorpeness are within easy reach as is Snape, home to the famous Malting Concert Hall.

## Description

The Cottage is a characterful four bedroom detached period cottage, of timber frame construction under a pantile roof. The property is believed originally date from the 18th century, and which has been improved and extended over the years to create a relatively spacious property in a picturesque setting.

The accommodation extends to nearly 1,600 sq ft (146 sqm) in all and comprises an entrance hall, inner hall/family area which links well with all the principal reception rooms and with direct access to the rear garden. There is also the recently refurbished kitchen with peninsular breakfast bar, sitting room, dining room, snug and study. In addition, there is the boot/utility room and wet room. On the first floor there are three good size double bedrooms, a single bedroom and a family bathroom.

Outside there is a driveway and double garage, together with a private and enclosed garden at the rear. There is also an additional area of garden to the north-east, and here The Cabin is located, which the vendors have operated as a holiday let in recent years.



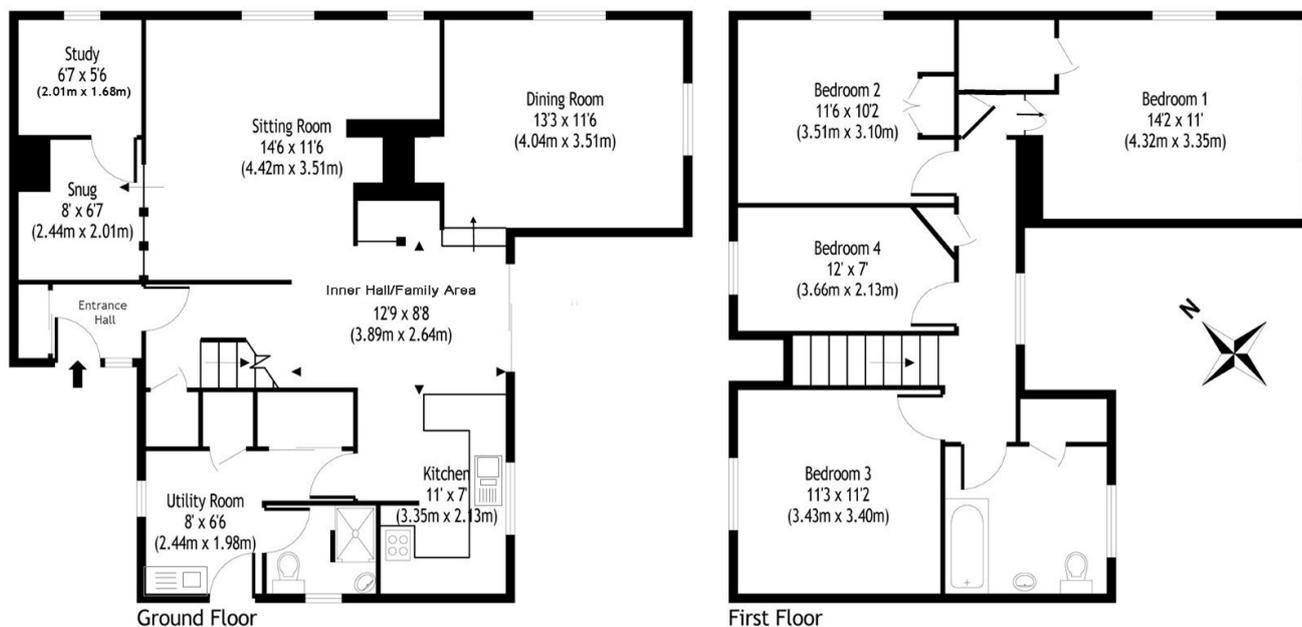








The Cottage, Fowls Watering  
Approx. Gross Internal Floor Area - 1571 Sq ft / 146 Sq M



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*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Oil fired boiler serving the central heating and hot water systems. 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 = F (Copy available from the agents upon request).

*Council Tax* Band E; £3,411.29 payable per annum 2026/2027

*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.

*March 2026*



## Directions

From Framlingham take the B1116 south out of the town passing through Parham and Hacheston. At the roundabout just before the A12 flyover, turn right where signposted to Wickham Market. After approximately half a mile turn left onto Spring Lane, continuing for approximately half a mile again. Spring Lane merges into Mill Lane and at the sharp right hand bend, turn left. Proceed under the A12, bearing left at the next bend and The Cottage will be found a short way along on the right hand side, set down adjacent to the meadow land.

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