



**Post Office Lane, Martlesham**  
Woodbridge

Guide Price **£525,000**



## Post Office Lane

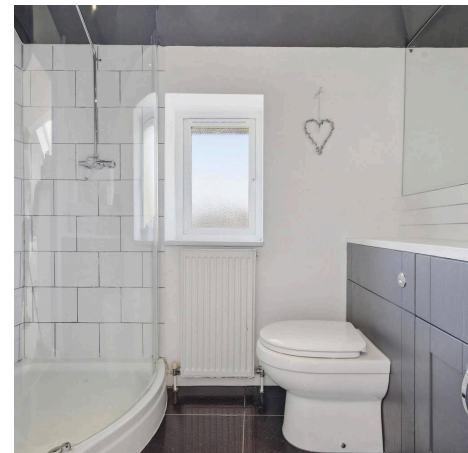
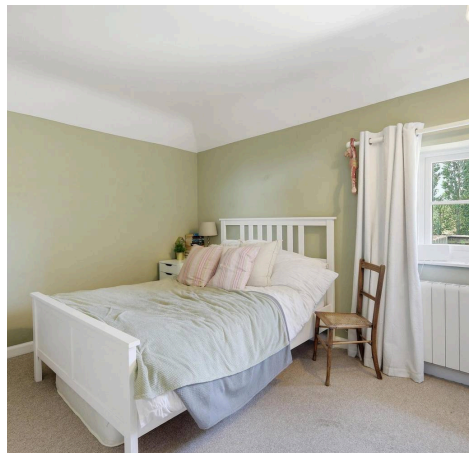
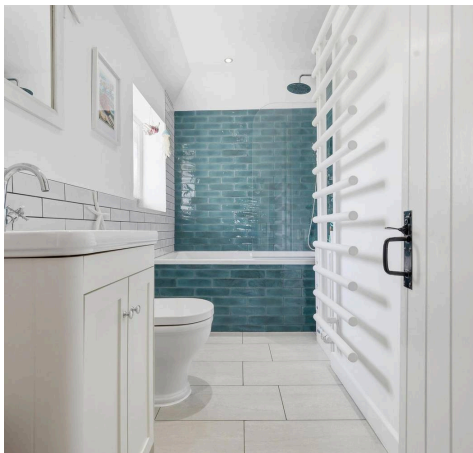
Martlesham, Woodbridge

### **A Charming Edwardian Cottage of Rare Character — Post Office Lane, Martlesham**

A truly special opportunity to acquire this beautifully presented three bedroom detached Edwardian cottage, where period charm and contemporary comfort sit in perfect harmony. Nestled in the heart of the highly sought-after village of Martlesham, this is a home that captures everything that makes Suffolk living so special.

The classic red brick exterior, adorned with a magnificent climbing rose in full bloom, creates an immediate and lasting impression — a home that stops you in your tracks before you've even stepped inside.

Within, the cottage retains wonderful original character, with exposed beams, stripped brickwork and a generous inglenook fireplace housing a wood-burning stove — the undeniable heart of the sitting room on a winter's evening. A separate dining room provides an ideal space for entertaining, while the well-appointed kitchen features cream shaker-style cabinetry, solid wood worktops, a butler's sink and a striking Belling range cooker, combining to create a warm and practical space at the heart of family life.



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Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefiting from its own en-suite shower room. A well-presented family bathroom serves the remaining rooms.

Outside, the property sits on a generous plot with a spacious gravel driveway providing ample parking. A substantial detached outbuilding — currently an impressive workshop — offers superb potential as a home office, studio, games room or annexe, subject to the necessary consents.

Located in a sought-after area, being well-connected with excellent transport links, providing easy access to local shops, schools, and the stunning Suffolk coastline.

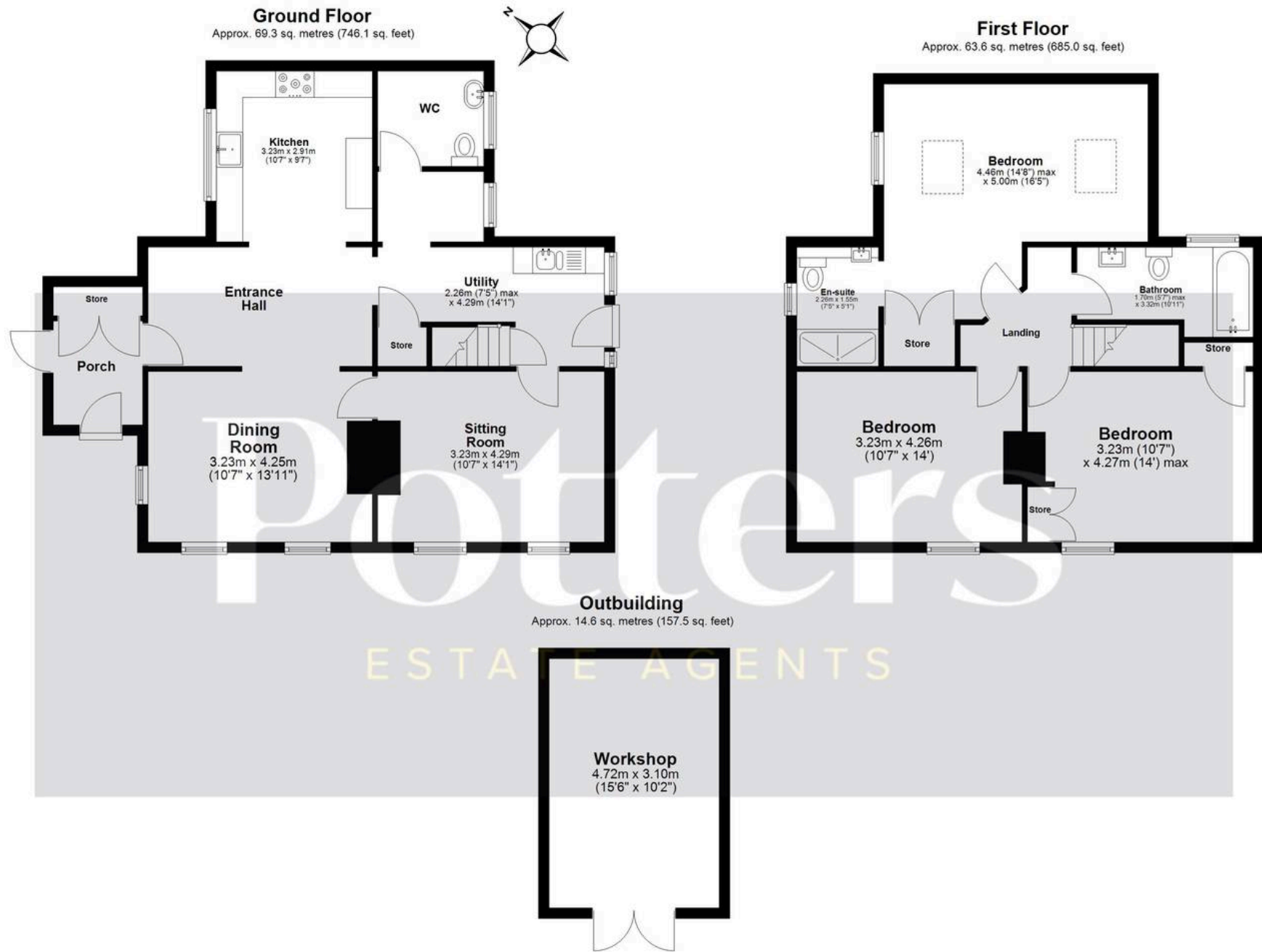
Council Tax band: C

Tenure: Freehold

- Charming three-bedroom detached Edwardian cottage
- Beautifully presented throughout with a wealth of period character
- Stunning inglenook fireplace with wood-burning stove
- Exposed beams and original cottage features
- Separate sitting room and dining room ideal for entertaining
- Well-appointed country-style kitchen with Belling range cooker
- Principal bedroom with en-suite shower room
- Generous gravel driveway providing ample off-road parking
- Substantial detached workshop with home office, studio or annexe potential (subject to consents)
- Prime Martlesham village location close to Martlesham Creek, the River Deben and Woodbridge town centre







Total area: approx. 147.6 sq. metres (1588.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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