

*A detached three bedroom chalet style house situated in a pleasant location within the village of Badingham.*



#### Guide Price

£335,000

Freehold

Ref: P7786/MC

#### Address

Country Cottage  
Mill Road  
Badingham  
Suffolk  
IP13 8LJ



Entrance hall, sitting room, dining room, kitchen, utility room and cloakroom.

Three bedrooms and bathroom.

Front and rear gardens extending to approximately one third of an acre.

Single garage and sheds.

#### Contact Us



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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

Country Cottage is located in the popular and sought after village of Badingham, near Framlingham. The village benefits from a public house, The White Horse and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

## Description

Country Cottage is a detached three bedroom chalet style house believed to be of brick/block construction with rendered elevations under a tiled roof. The accommodation is well laid out over two floors and the property has an oil-fired central heating system.

A porch leads to a front door that opens into the hallway. From the hallway, a door lead to the kitchen which has windows overlooking the front of the property and a door providing access to the garden. The kitchen is fitted with high and low-level wall units with an inset sink. Here there is an integrated oven with four ring hob and extractor fan above. There is also space and plumbing for an under cabinet fridge freezer. The sitting room has windows overlooking the rear garden and French style doors opening onto the patio area. The dining room has windows overlooking the rear garden. The property benefits from a utility room which has high and low-level wall cabinets with an inset stainless steel sink. It has a window to the side of the property and there is space and plumbing for a washing machine. The downstairs cloakroom has an obscured glazed window to the side of the property and comprises a WC and handwash basin.

From the hallway, stairs rise to the first floor landing. Bedroom one and two are double rooms with windows overlooking the front of the property. Bedroom three has a window overlooking the rear garden. The bathroom has windows to the rear and comprises a bath with shower attachment over, a WC and handwash basin. Also accessed via the first floor landing are two airing cupboards, one of which houses the hot water cylinder. The loft can be accessed via a hatch on the first floor landing.

## Outside

The property is approached from the lane via a drive which provides off-road parking for multiple vehicles. The drive provides access to the single garage which has a window overlooking the rear garden. The rear garden can be accessed via a gate to the right hand side of the property. The rear garden is mainly laid to lawn with an area of patio and is enclosed by wooden fencing and hedges. The garden has a pond which is enclosed by fencing. Towards the rear of the garden, there is a gate which provides access to a small wooden bridge which leads to a further area of garden which is laid to lawn. Here there is a storage shed and a summerhouse which is connected to power and light. The grounds extend to approximately 0.33 acres.



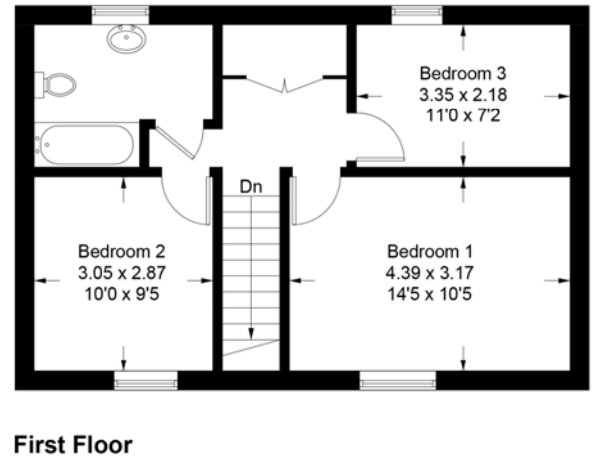
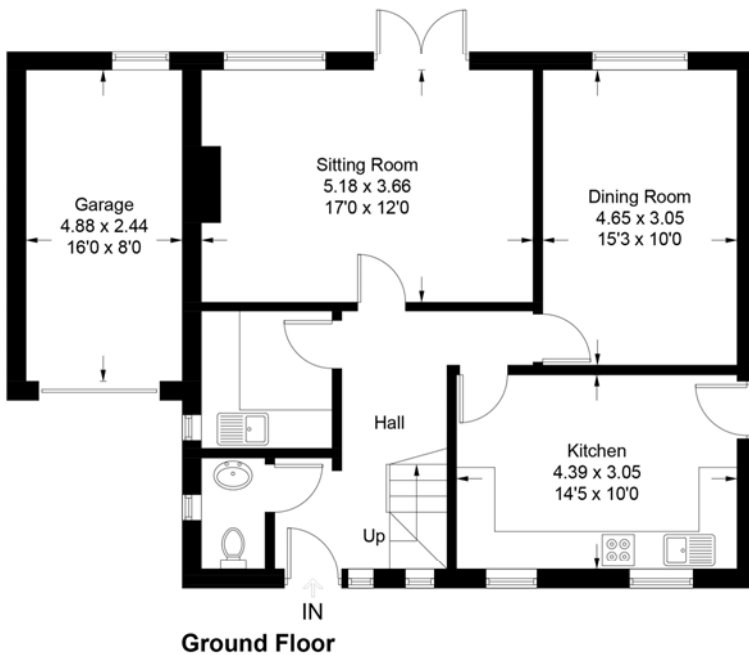






## Country Cottage, Badingham

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 125.1 sq m / 1337 sq ft



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Produced for Clarke and Simpson

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

**Services** Mains water and electricity. Private drainage system and oil-fired central heating.

**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 D; £2,185.76 payable per annum 2025/2026

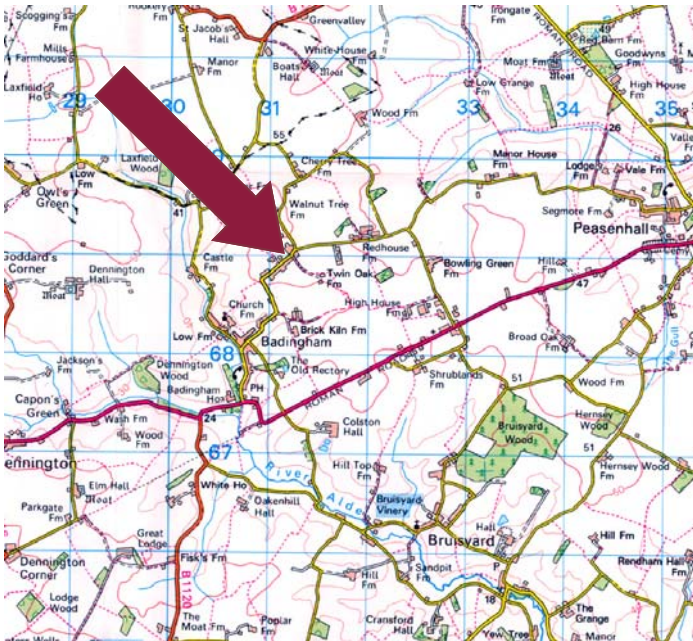
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### 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.

**January 2026**



## Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House onto Low Road. Take the next turning right onto Mill Road and continue on this lane for approximately 1.2 miles. Country Cottage can be found on the left after passing the new houses.

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