Chartered Surveyors / Estate Agents

Clarke & Simpson

A three bedroom detached period cottage with enclosed gardens and garage in the popular village of Coddenham.

Guide Price

£325,000

Freehold

Ref: P7489/B

Address

Wheelwrights Cottage
Lower Road
Coddenham
Suffolk IP6 9JL

Porch, sitting room, conservatory, kitchen/dining room, utility and ground floor shower room.
Three first floor double bedrooms and a family bathroom.
Enclosed gardens.
Garage.
Driveway and off-road parking.
Cellar.

Contact Us

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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

Coddenham is considered to be one of Suffolk's prettiest villages. It is a relatively rural village, but it has the great advantage of being close to the A140, A12 and A14, which makes Wheelwrights Cottage an ideal bolt-hole. It has a quintessential village shop and is located within easy walking distance of the Country Club, which holds various events for its members as well as having a well frequented bar. Coddenham also has a community centre with excellent hall and tennis court.

The village is approximately 8 miles north of Ipswich, which has an array of national shops and a railway station with trains to London's Liverpool Street scheduled to take just over the hour. The property is perfectly located for easy access to all that Suffolk has to offer, including golf, sailing, walking and bird watching. The world famous concert hall at Snape Maltings is approximately 19 miles from the property.

Description

Wheelwrights is a charming, extended three bedroom detached cottage with brick elevations under a predominantly pitch tiled roof. The cottage is located in the heart of the popular village of Coddenham just a short walk from the village shop. It benefits from enclosed gardens to the rear, a timber garage and ample off-road parking for several vehicles. The cottage has well laid out accommodation over two floors and has a cellar. The property benefits from oil fired central heating and is mostly double glazed.

Entering the property from the front into the porch, a door leads to the sitting room. This is a dual aspect room with windows to the rear and the side and a feature brick fireplace with recessed woodburning stove. At the other end of the sitting room there are French style doors that open into the wooden conservatory. This has a polycarbonate roof, double glazed windows and French style doors that open out onto the garden. A further door from the sitting room leads to the kitchen/dining room. This a good sized room with windows to the rear, with mostly ceramic tiled floors, a trap door to the cellar and a door to the rear of the property. The kitchen area has a range of matching wall and base units with a single drainer sink unit with mixer tap over, recessed into the work surfaces, four ring electric hob with extractor hood over and a electric oven under. There is an opening from the kitchen area that leads to the utility room with views to the rear, space and plumbing for a washing machine and appliances, and a range of wall units. From here is the rear hall with a window to the rear, door to the garden and a door to the downstairs shower room.

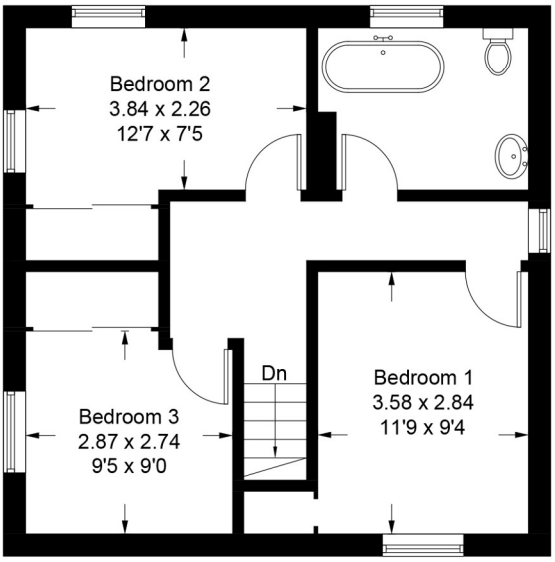
From the sitting room there are stairs that rise to the first floor landing which provides access to the three bedrooms. Bedroom one has windows to the side and a built-in cupboard. Bedroom two is dual aspect with windows to the front and rear, together with fitted wardrobes. Bedroom three has a window to the front and a built-in wardrobe. The family bathroom has a freestanding bath, WC and pedestal handwash basin.

Outside

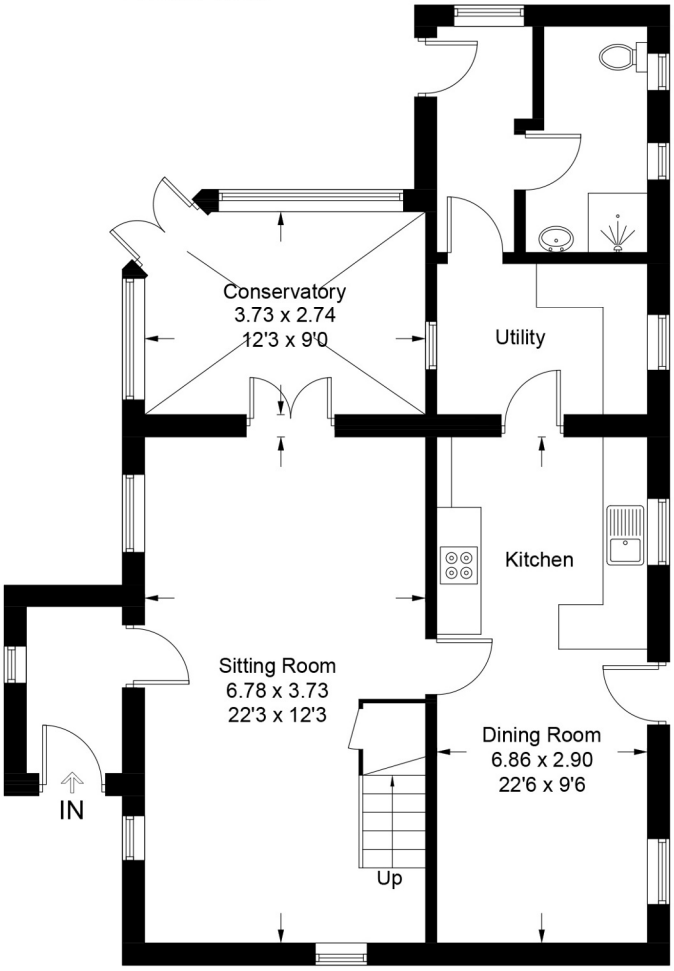
The property can be approached from the front or the rear. There is ample off-road parking and a large timber garage, with power and light. There is gated access to the private rear garden which is established with shrub and flower borders. There is a terrace providing a private seating area and gated access to the front where there is further parking.

Wheelwrights, Coddenham

Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage 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 = E

Council Tax Band E; £2,862.52 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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.

June 2026

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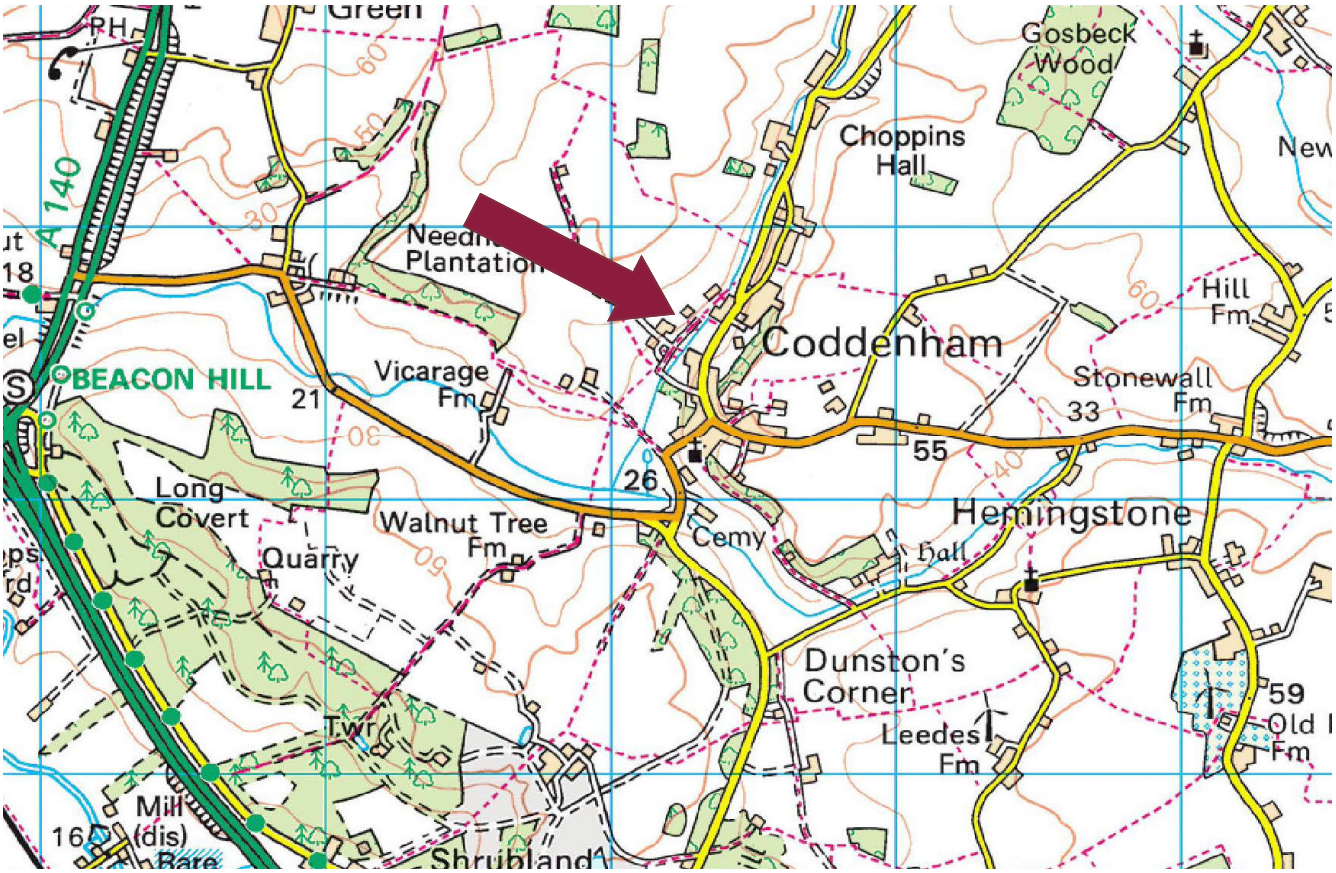
Clarke & Simpson

Directions

Heading towards Bury St. Edmunds on the A14, take junction 51 where signposted to Diss and Norwich. Take the third exit at the roundabout, onto the A140. Having passed the service station immediately on the left hand side, turn right where signposted to Coddenham. Proceed into the village of Coddenham, passing the church on the right. Take the next left hand turning and the property will be found on the left hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: ///snares.gather.carefully



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