

A charming Grade II Listed brick and flint detached cottage with modern architecturally designed extension, set in 0.25 of an acre in the village of Sutton just a short drive from the Heritage Coast at Bawdsey and Shingle Street.



Guide Price

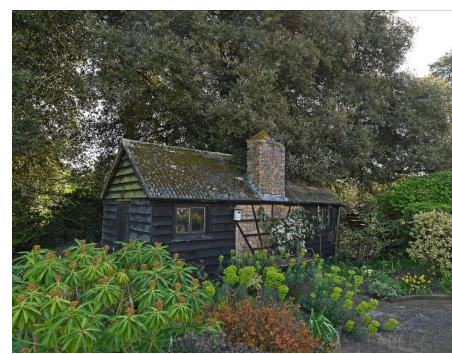
OIEO £695,000

Freehold

Ref: P7794/B

Address

Stone Cottage
Main Road
Sutton
Suffolk
IP12 3DT



Entrance hall, sitting room, dining room, large garden room, kitchen, utility room, cloakroom and boot room. Four double bedrooms including guest bedroom with shower. Family bathroom.

Ample off road parking for several vehicles and mature, established gardens.

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

Sutton is within the Suffolk Coasts and Heath Area of Outstanding Natural Beauty and there are a number of walks on the popular Sutton Heath. The well renowned Sutton Hoo burial site is just 3 miles from the property. Within the village of Sutton itself is a pub and village hall. There is a primary school in nearby Melton as well as a train station (4 miles). The property is perfectly located for access to the river Deben and the sea at Alderton and Bawdsey which are 4 and 5 miles respectively. Within 3.5 miles is the ever popular pub, the Ramsholt Arms.

The town of Woodbridge is 5 miles from the property and is probably best known for its outstanding riverside setting, but also offers a good choice of schooling and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, a cinema, a sports centre, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where rail services to London's Liverpool Street station take just over the hour. Within 12 miles is the County town of Ipswich with National shops and businesses as well as rail services to London's Liverpool Street Station.

Description

Stone Cottage is a charming brick and flint Grade II Listed cottage with modern extension to the side which was added during the current vendor's tenure. It has timber clad elevations and a barrel style roof. The property offers a good fusion of traditional features along with the practicalities of modern contemporary living. The property retains many of its character features including gothic window frames to the front and stripped pine doors with latches. It benefits from gas fired central heating and partial double glazing.

A timber door at the rear opens into a reception hall which has a window to rear, pamment tiled floor and central fireplace with multi-fuel stove with oak mantle above. There are doors off to the sitting room, dining room, boot room, utility room and cloak room with an opening through to the kitchen and the garden room. The sitting room is a dual aspect room with gothic style window to the front and fixed window to the side. There is a central fireplace with open hearth, cast grate, wooden mantle and surround on pamment hearth. It has a brick laid floor. A further door from the reception hall leads to the dining room, currently used as an office, which has a gothic style window to the front and a range of bespoke bookshelves with cupboards under and brick laid flooring. The kitchen is a dual aspect room with windows to side and rear and ceramic tiled flooring. It has a range of fitted bespoke "Ashford & Brooks" wall and base units with wooden Iroco worktops above, butler sink with inset drainer and mixer tap over and inset granite chopping board. There is a built in larder cupboard and dresser unit, integral dishwasher, integrated fridge/freezer and integrated wine rack as well as space for a dual fuel range cooker. There is recessed lighting and pamment tiled flooring. The garden room is a great addition and has a barrelled ceiling with exposed timber work, windows to both sides and French style doors that open to the front and to the rear. This space is excellent for entertaining. From the entrance hall a further door leads to the utility room which provides useful storage and has tiled floors, shelving, wall mounted gas fired boiler and space and plumbing for a washing machine. The downstairs cloakroom has tiled flooring, low level WC and wall mounted basin with splashbacks and an extractor fan. There is a separate boot room which has a range of shelving suitable for boots and shoes and hooks for hanging coats. This is an ideal storage area.

From the dining room, stairs rise to the first floor landing with window to the side. The landing has a built-in airing cupboard with pre-lagged water cylinder with slatted shelving. Doors lead off from the landing to the bedrooms and family bathroom. Bedroom one is a good sized double bedroom with gothic style window to the front and wall mounted radiator. Bedroom two is a good sized double with gothic window to the front, built-in wardrobes with hanging rail and shelves above and a fitted bookshelf. Bedroom three is another good sized double room which is part of the extension with a barrelled roof and windows to side and rear, making it a very light and airy room. From the landing there is access to loft. Bedroom four is a double guest room with windows to the rear, a built-in shower cubicle with mains fed shower over and basin to the side with cupboard under and tiled surround. Recessed lighting. The family bathroom has a Velux window and is part panelled with bath with ornate mixer tap and shower attachment, close coupled WC with pedestal hand wash basin with a mirror and shaver point above. There is a built-in cupboard with shelving to the side as well as a chrome heated towel radiator and ceramic tiled flooring.

Outside

The property is approached from the highway via a five bar wooden gate leading onto a gravel driveway and a parking area suitable for several vehicles. Here, there is a discreetly placed LPG tank and storage area hidden behind willow hurdling. To the front is a cottage style garden where there is a gate that leads to the front door. The front garden is bordered by a Holly hedge and an eclectic mix of well stocked shrub borders. An access to the side leads to the rear garden where there are four raised beds and raised borders and a central Bay tree. The rear garden contains a greenhouse. A further opening from the rear garden leads into a further garden area which has been cleverly divided into formal and casual gardens which is partly laid to lawn and enclosed by hedging and trees as well as post and rail fencing. There are two timber sheds, a timber log store and a composting area with post and rail fencing delineating the boundary. The garden has a paved area immediately behind the garden room which provides a private and sheltered seating area and is divided from the more formal gardens by an arbour and hedging. This leads to a circular central centre piece with brick paved pathway, along with well stocked cottage style flower borders and a seating area in front of timber and brick outbuildings formerly the wash houses, retaining the original coppers. Beyond this lies a further area of lawn surrounded by a Grade II listed brick and flint wall and hedging to rear. There is a further reclaimed brick terrace, perfect for catching the morning sun. The garden has an outside tap and outside lighting.









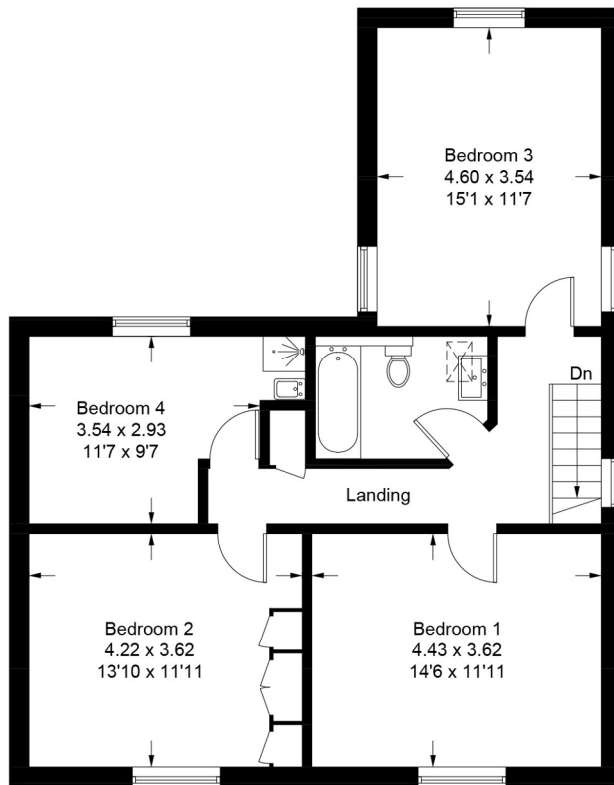




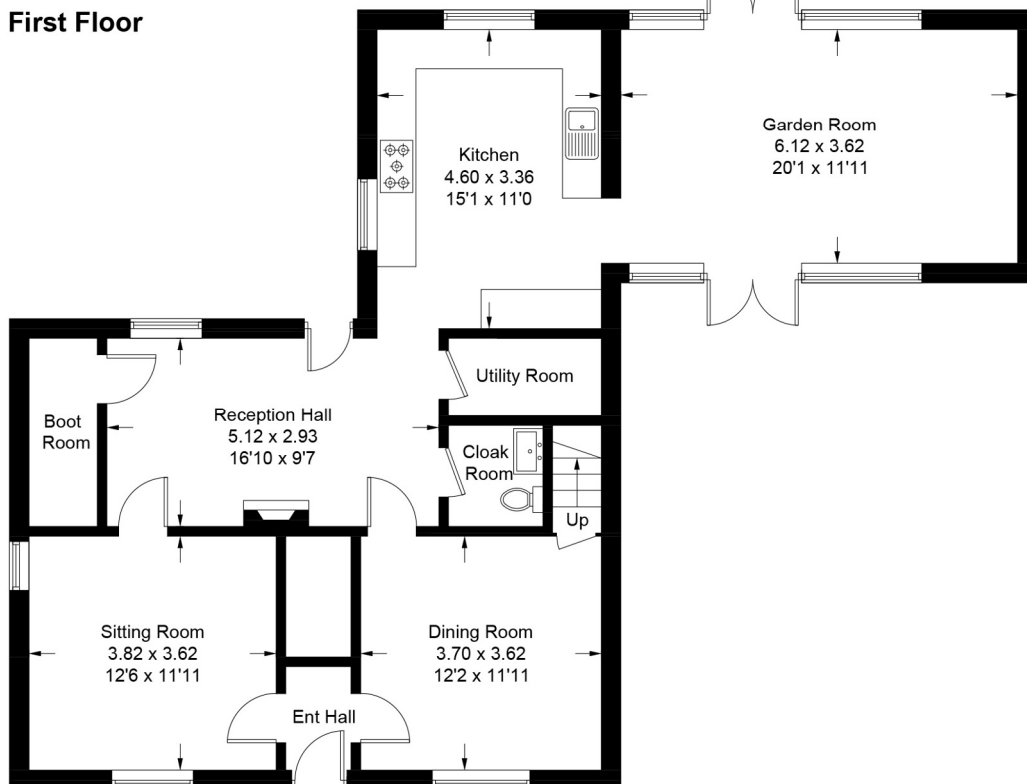


Stone Cottage, Sutton

Approximate Gross Internal Area = 174.8 sq m / 1882 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water. Private drainage to septic tank (compliant with 1997 regulations) believed to be within the boundary of the garden. Electricity. LPG gas.

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 = N/A (The property is listed).

Council Tax Band E; £2,765.19 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.

April 2026



Directions

South bound on the A12 from Wickham Market taking the first left sign posted Ufford and first right towards Melton. Continue into Melton and take the turning on your left into Station Road. At the T junction turn left and at the roundabout take the second exit towards Sutton. On entering the village of Sutton the property can be found a short distance on the left beyond Church Farm.

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