



THE THATCHED COTTAGE

Nedging | Suffolk



Chapman Stickels

THE THATCHED COTTAGE NEDGING ROAD, NEDGING SUFFOLK, IP7 7HH

Hadleigh - 5 miles
Bildeston - 1.3 miles
Needham Market - 8.5 miles

- Sitting room • Snug • Study area • Garden room • Kitchen •
- Utility room • Shower room • Two double bedrooms • Bathroom •
- Private gardens • Exceptional rural location • In all, about 0.23 acres •

The Property

Likely to date from the late 18th century, The Thatched Cottage is attractively positioned along a minor country lane in the rural parish of Nedging. Having been under the same ownership since the early 1950's, the cottage historically formed part of the neighbouring farm (Hall Farm) which is directly opposite Nedging Road.

Grade II listed, the cottage is chiefly built of flint with red brick dressings under a recently replaced straw thatched roof (2023). To the southern end is a later addition, which is built entirely of soft red brick and is likely to date from the mid-19th century.

Covering in excess of 1,700sq.ft, the accommodation is well-proportioned for a cottage of its ilk, which provides two front reception rooms - each with open redbrick fireplaces and study area to the snug. To the southern end, the kitchen forms the Victorian addition and is fitted on four walls.

The remaining ground floor consists of a single storey rear addition (probably late 20th century) which provides a utility room with oil-fired boiler, a shower room and a garden room.

Similarly to the ground floor reception rooms, the first floor double bedrooms span the entire width of the original cottage, and both are independently accessed via two set of stairs. The bedrooms are served by a bathroom, which is part of the Victorian extension.

Outside, off-road parking is to the southern side of the cottage, which is accessed via the minor Nedging Road.

Backing onto undulating countryside on its entire western boundary, the wonderful private gardens are primarily to each side of the cottage (south-west and north-east) where the latter forms the main part. In all, the property covers some 0.232 acres.

A CHARMING DETACHED COTTAGE OCCUPYING A QUAINR RURAL SETTING TOGETHER WITH PRIVATE GARDENS EXTENDING TO SOME 0.23 ACRES



Location

Nedging is a quaint rural hamlet located in the parish of Nedging-with-Naughton, which is a sprawling rural village with numerous clusters of properties of different ages and types. The picturesque village green of Naughton with its charming Wheelhouse pub is only 2 miles away. The nearby village of Bildeston is located 1.3 miles to the north, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctor's surgery, the village stores and post office and a further pub (The Kings Head).

Services

Mains water and electricity. Oil-fired heating. Private drainage.

Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council
Band D - (2026)

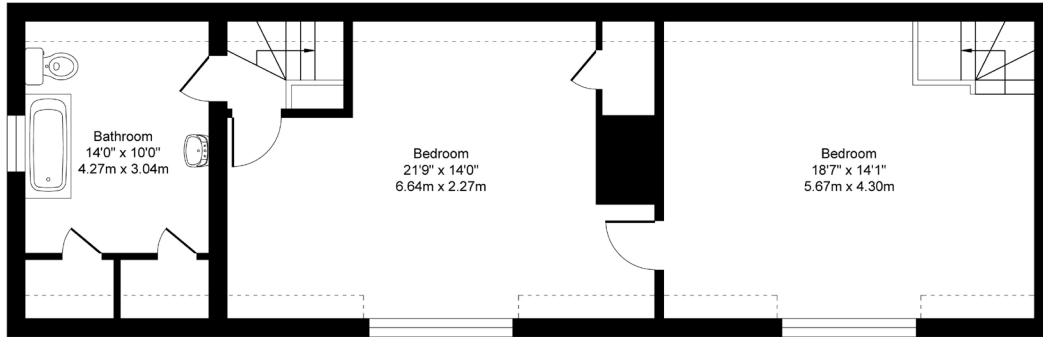
EPC Rating

Current E (47). Potential D (68).

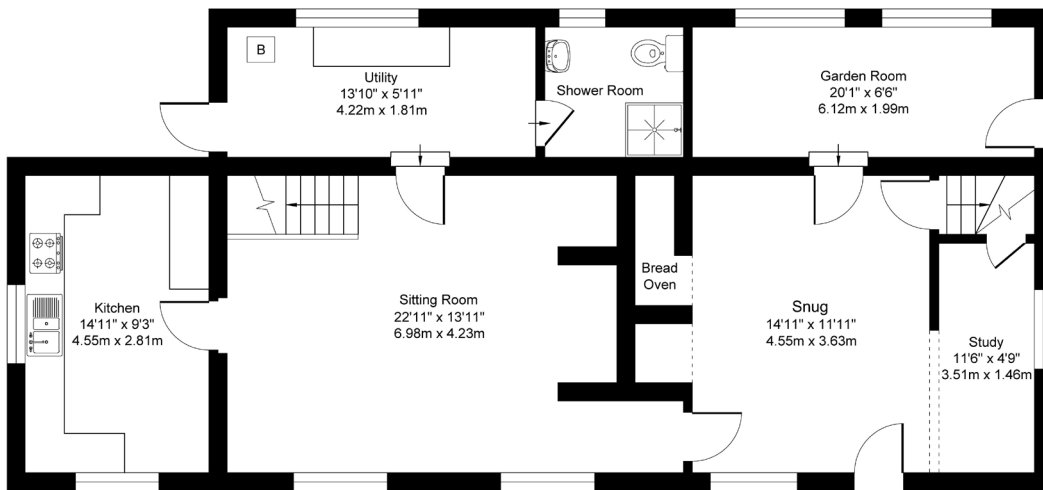


The Thatched Cottage, Nedging Road, Nedging, Suffolk, IP7 7HH

Approximate Floor Area
Main House - 1721 sq. ft / 159.89 sq. m

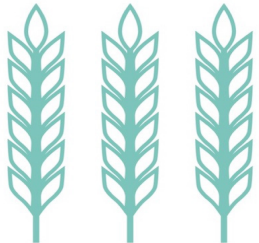


First Floor



Ground Floor

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Market Place,
Hadleigh,
Suffolk,
IP7 5DN

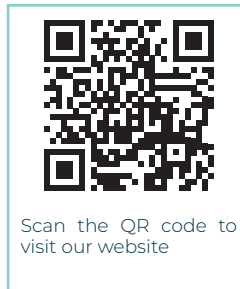
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