Chartered Surveyors / Estate Agents

Clarke & Simpson









The Den, Rogues Lane, Pettistree, Suffolk, IP13 0HQ

A newly renovated three double bedroom bungalow set on a generous plot of over half an acre adjoining open fields, forming part of the village of Pettistree but within walking distance of the centre of Wickham Market.

Guide Price £610,000 Freehold

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Summary

Entrance lobby, entrance hall, sitting room, dining room, kitchen and boot/utility room. Principal bedroom with en-suite shower room, two further double bedrooms and bathroom. Detached garage with WC and store rooms. Generous driveway and shingle parking area. Established gardens including an orchard area, extending to approximately 0.54 acres (0.22 hectares) in all.

Location

The property is set along Rogues Lane and forms part of the village of Pettistree, but within walking distance of the centre of Wickham Market. Pettistree benefits from a freehouse, The Greyhound (named best local restaurant in Central and East England by the Good Food Guide), an impressive church and easy access to beautiful countryside walks.

The popular village of Wickham Market, approximately a quarter of a mile to the east, is well served with a good range of businesses, shops, including a Co-op supermarket, popular butchers, restaurants and a tea room, many of which are grouped around the Market Square. There is also a health centre, pharmacy, library and primary school.

There is a railway station at Campsea Ashe (about two and a half miles away) with connections to the main inter-city services from Ipswich to London's Liverpool Street station. There are also some through trains to London each day.

As well as Wickham Market's primary school, there are many other excellent schools within easy reach in both the state and private sectors. The property is understood to be in the catchment area of Thomas Mills High School in the historic market town of Framlingham which lies approximately 6 miles to the north. The attractive market town of Woodbridge is approximately 5 miles to the south-west. The County town of Ipswich lies approximately 13½ miles to the south.

The popular Heritage Coast resorts of Aldeburgh and Thorpeness are within easy reach as is Snape, home to the famous Malting Concert Hall.The thriving village of Wickham Market, with its excellent range of shops and facilities catering for all needs, is just two miles away and, in addition, has a primary school, medical centre and library. The riverside town of Woodbridge provides a further range of local facilities, including excellent state and private schooling, and lies just four miles to the south.

Description

Originally believed to date from the 1930s, The Den has been extensively renovated and refurbished in recent months that has resulted in an impressive and well presented property, that offers both light and well proportioned rooms throughout.

An entrance lobby provides access to the entrance hall for receiving guests, which is centrally located within the property and connects well with all the principal rooms. From here access can be gained to the 15' ft sitting room, with its large bay window overlooking the front drive and field opposite, with the fireplace with fitted stove being the focal point. On the other side of the hallway is the dining room, which also overlooks the front garden, driveway and adjacent agricultural land, and this links wonderfully well, via a wide opening, to the impressive kitchen with its excellent range of fitted units set beneath quartz work surfaces and incorporating a butler sink with brass Bristan mixer tap. The kitchen has also been fitted with Bosch appliances including a hob, double oven and dishwasher. There is also a recess within a range of wall mounted units for an American style fridge/freezer, with water connection. A large window/glazed panel has been fitted within the partition wall of the kitchen, which provides both a good amount of light and good views via the glazed French doors serving the boot/utility room. This is also a generous area with additional range of fitted cupboards and a second sink unit, and the aforementioned glazed French doors that open onto the rear patio.

In addition there is the principal bedroom with en-suite shower room, second bedroom with fitted wardrobe cupboards and third double bedroom, with its large window that overlooks the rear garden.

Outside

There is a large shingled area for the parking of two to three vehicles, and from here the tarmac driveway leads alongside the property to the garage at the rear.

The front garden is mainly laid to lawn for ease and maintenance, but enclosed within an established low level hedge at the front and borders around the perimeter containing a variety of flowers and shrubs. One of the key attributes of The Den is the substantial rear garden which enjoys the sun during the second half of the day and into the evening, and extends to some 80 metres in length.

The initial part of the garden is laid to grass for ease of maintenance and beyond this is the established orchard area and, at the very rear, a useful storage shed. The rear garden also enjoys views to the west, across the adjoining agricultural land and back towards the centre of Pettistree.



























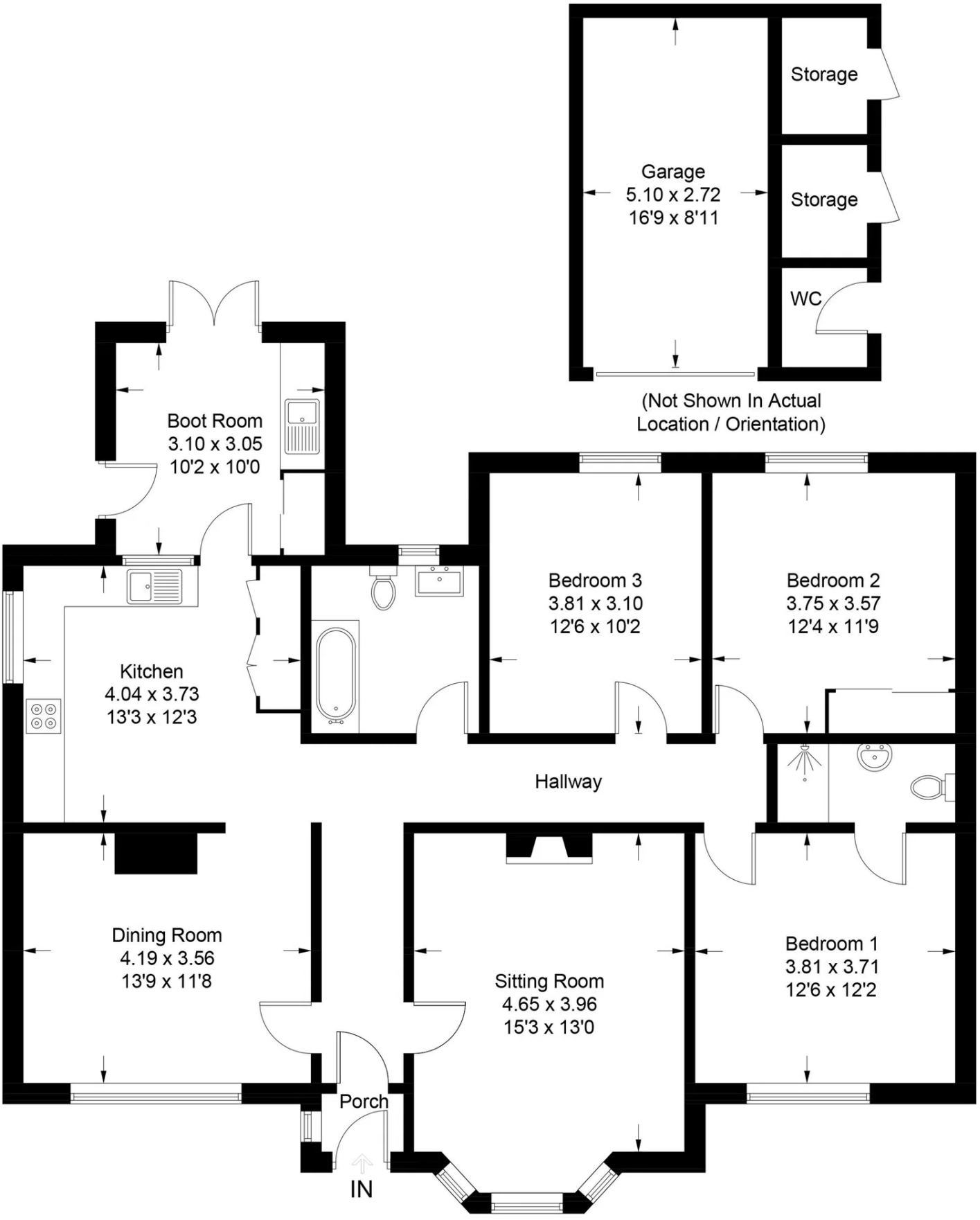






The Den Pettistree

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
Garage / Storage / Wc = 21.2 sq m / 228 sq ft
Total = 149.9 sq m / 1613 sq ft



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Directions
Proceeding in a southerly direction out of Wickham Market on the B1438, turn right onto Rogues Lane as you exit the village. Continue along Rogues Lane for approximately 100m and the property will be found on the right hand side.

For those using the What3Words app: ///skews.sheds.breezes

Viewing - Strictly by appointment with the agent.
Services - Mains electricity and water. Oil-fired boiler serving the central heating and hot water systems. Foul drainage to a modern sewage treatment plant.
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 E: £2,842.13 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. **November 2026**



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