

A well presented three-bedroom semi-detached modern cottage with garage/workshop in the centre of the ever popular village of Great Glemham, close to the Heritage Coast.



Guide Price

£350,000

Freehold

Ref: P7818/MC

Address

1 Park Cottages
Chapel Lane
Great Glemham
Suffolk
IP17 2DN



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

Three bedrooms and bathroom.

Garage/workshop and store.

Courtyard garden.

Off-road parking.

No forward chain.

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

1 Park Cottages is located in the centre of the village of Great Glemham, and just a short walk to the well-regarded dining pub, The Crown Inn. There is also easy access to the A12, which is less than 2 miles away. Within about 5 miles is the historic town of Framlingham, which has excellent schooling in both the state and private sectors as well as facilities for most everyday needs. Saxmundham lies about 5 miles to the east, also with schooling and good shopping facilities, including Waitrose and Tesco supermarkets, and a railway station with connecting trains to Ipswich and on to London's Liverpool Street station. Great Glemham is within the catchment area for Thomas Mills High School and Sir Robert Hitcham's Primary School in Framlingham. The Heritage Coast is within about 10 miles, with the popular coastal towns and villages of Southwold, Aldeburgh, Walberswick, Dunwich, Thorpeness and Orford all within easy reach. The county town of Ipswich lies about 18 miles to the south.

Description

1 Park Cottage is a well presented three-bedroom semi detached modern cottage in the heart of Great Glemham, that offers well laid out accommodation over two floors together with off-road parking and an excellent garage/workshop building.

The property is approached from the road via a pathway which leads to the front entrance. The front door opens into the hallway from which the sitting room with fireplace containing a Jotul woodburning stove, well fitted kitchen/dining room and cloakroom can be accessed.

From the entrance hall a staircase rises to the first floor landing, three bedrooms and the bathroom. Bedroom one is a generous double room with windows providing views to the front. Bedroom two is a further double room with obscured glazed windows to the rear, together with windows on the gable elevation and a Velux window providing a good degree of light, whilst bedroom three also enjoys views to the front of the property and the parkland beyond. The bathroom is well fitted with a panelled bath with shower over set in a tiled surround, together with a handwash basin, WC and extractor fan. There is also a built-in cupboard with shelving.

Outside

1 Park Cottages has the great benefit of a generous driveway for off-road parking for a number of vehicles together with an excellent garage/workshop that measures approximately 19'11 x 16'2 with electric up and over door and personnel door to the side. Located to the rear of the garage is the lean-to store, which measures approximately 35' x 8', which is attached to the neighbouring property, Crown House.

The rear courtyard garden is fully secure, set within close border fencing and brick walling, and can be accessed from the driveway. From here direct access can be gained to the kitchen, with the courtyard garden mainly laid block paving for ease of maintenance.









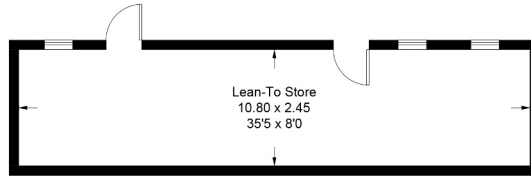


1 Park Cottages, Great Glemham

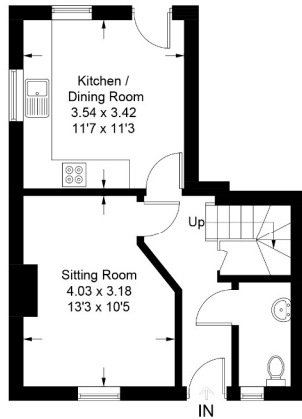
Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

Outbuildings = 56.4 sq m / 607 sq ft

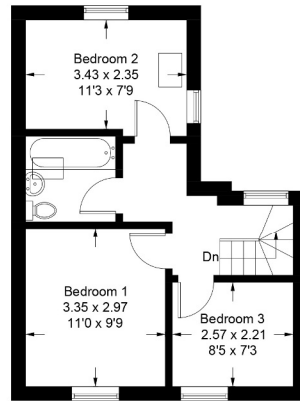
Total = 126.9 sq m / 1366 sq ft



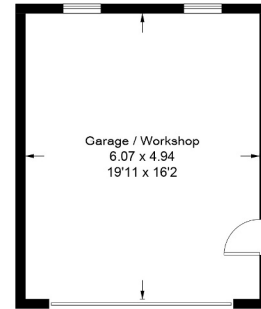
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275748)

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating system. There is a shared private foul drainage system located close to the garage of the property. This is shared with 2 Park Cottages and Quantrills. The intention is that 1 Park Cottages will take responsibility for the overall maintenance of the system, but that 2 Park Cottages and Quantrills will each be responsible for one third of those costs.

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 B; £1,705.55 payable per annum 2025/2026

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

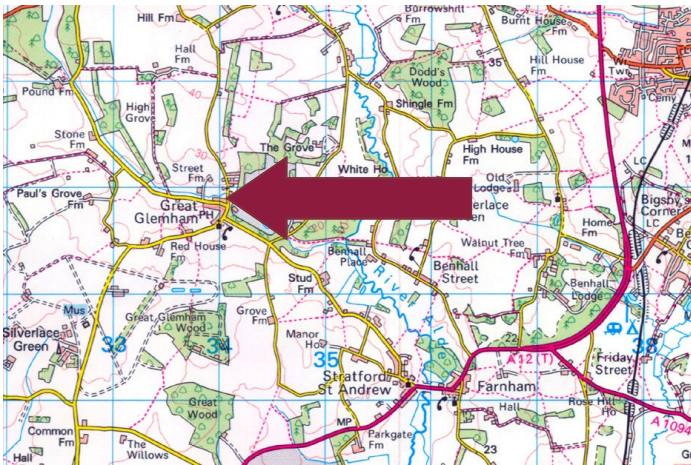
NOTES

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.

3. Prospective purchasers should note that the property comprises two separate title numbers and the lean-to store is attached to the neighbouring property, Crown House.

February 2026



Directions

Heading south on the A12 from Saxmundham, continue into the village of Farnham, passing Farnham Leisure (which sells caravans) on the left hand side. Take the next right hand turning, where signposted Great Glemham, onto Great Glemham Road. Continue along this road, entering the village of Great Glemham. At the T-junction, turn right and continue past the Crown Inn on your left. Turn right into Chapel Lane and the entrance to the property will be found on the left hand side.

For those using the What3Words app:
/// scrapping.smoker.september



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.