

A pretty, three bedroom, attached flint-faced cottage, tucked quietly off the High Street in the popular village of Wickham Market.

Guide Price
£275,000 Freehold

Ref: P7753/B

174 High Street
Wickham Market
Woodbridge
Suffolk
IP13 0RF



Dining room, sitting room, kitchen/breakfast room, utility and cloakroom.

Three bedrooms, (one being a walk-through bedroom) and a family bathroom.

Private and secluded gardens to the front.

Off-road parking.

Contact Us



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Location

The property is located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

Pulham Cottage, 174 High Street is a well-presented and well-maintained three-bedroom attached cottage. The property features attractive flint elevations beneath a predominantly pitched tiled roof and enjoys a quiet tucked-away position just off the High Street. The cottage offers comfortable accommodation over two floors and benefits from gas-fired central heating, delivered via strategically placed radiators, along with a mix of double-glazed and secondary glazed windows throughout. It is set within pretty, established and walled cottage garden to the front and also benefits from off-road parking.

Entering the property via a covered porch, you step into the dining room, which features a charming fireplace with a recessed wood-burning stove set on a slate hearth. An opening leads through to the kitchen/breakfast room, which enjoys rear-facing windows and is fitted with a range of wall and base units, a stainless steel single-drainer sink with mixer tap and tiled splashbacks, roll-top work surfaces, space for a gas cooker, and further space for an appliance. The kitchen also benefits from a well-used walk-in pantry providing valuable storage. A door from the kitchen leads to the utility room, which also has rear-facing window and is fitted with base units, space and plumbing for a washing machine with worktop over, and access to the downstairs cloakroom, comprising a close-coupled WC, pedestal wash basin with tiled splashback, and an extractor fan.

The sitting room features a front-facing window, a door leading out to the garden, and a red brick chimney housing a recessed wood-burning stove beneath a wooden mantel. A further door provides access to the stairwell. At the top of the stairs, you enter a double bedroom, also ideal as a home office, which includes a front-facing window, a built-in double wardrobe with hanging rail and shelf above, and access to the loft. A door from here leads to the landing, where there is access to bedroom two, a further double bedroom with a front-facing window, and bedroom three, a single bedroom with rear-facing windows and a built-in wardrobe with hanging rail and shelf above. The family bathroom is a generous size and fitted with a three-piece suite comprising a panelled bath with mains-fed shower over, set within a tiled surround with a concertina screen, a close-coupled WC, and a pedestal wash hand basin with tiled splashbacks. A rear-facing window provides natural light, and there is also a large built-in linen cupboard housing the gas-fired combination boiler and offering ample slatted shelving for storage.

Outside

The property is approached from the highway via a driveway that runs alongside Milestone Cottage, providing off-road parking for a single vehicle and gated access to garden and the front of 174 High Street. The cottage sits on its rear boundary, with the garden positioned to the front and enclosed by a red brick wall and panel fencing. The established garden is mainly laid to lawn and features an eclectic mix of flowers, shrubs, and trees, set within well-stocked borders. A brick-paved pathway leads to the front door, while an ornate paved terrace, accessible from both the sitting room and the front of the property, offers an attractive outdoor seating area. To the side of the cottage, there is a single-storey, flat-roofed workshop with power, light, and a rear-facing window, providing useful space for garden equipment and bicycle storage.



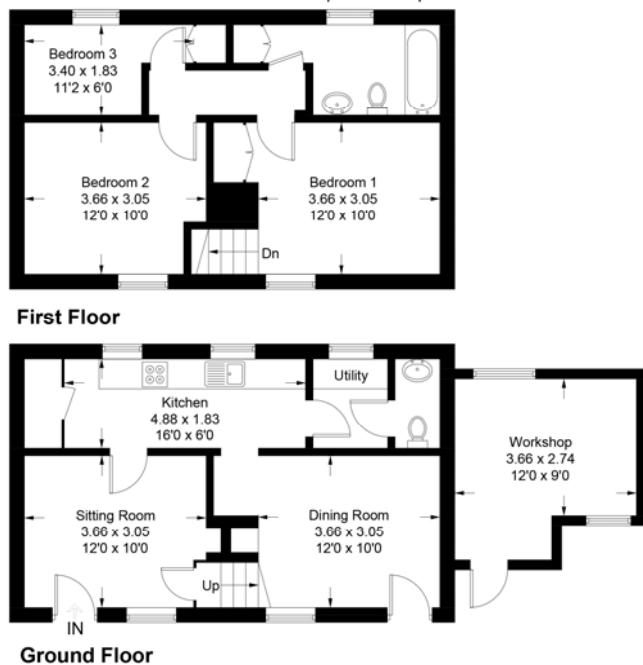






174 High Street, Wickham Market

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft
Workshop = 11.8 sq m / 127 sq ft
Total = 95.6 sq m / 1029 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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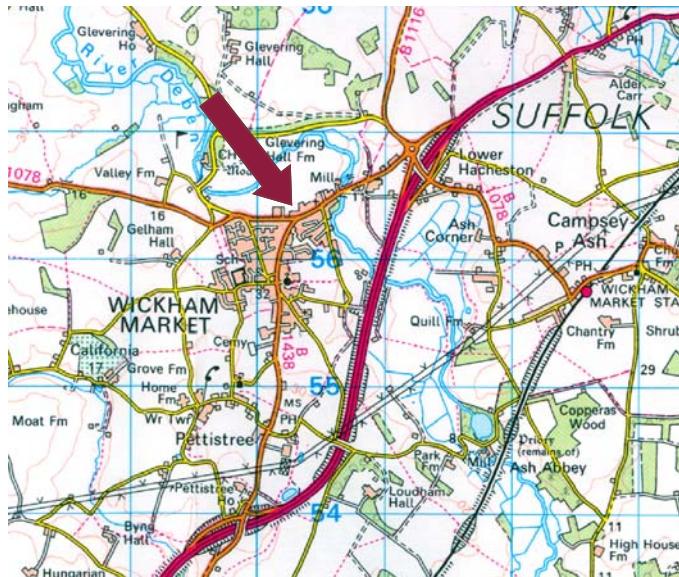
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,742.20 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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the Five Ways roundabout take your third exit towards Wickham Market and the property can be found at the bottom of the High Street on the right hand side just before the Roland Plastics entrance gates and to the left of Milestone Cottage.

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