



JENNIE JONES

EST. 1993

ESTATE AGENTS

THIMBLE COTTAGE

Marlesford | Suffolk

£250,000

17 LOW ROAD, MARLESFORD, WOODBIDGE IP13

A SUFFOLK COTTAGE TO FALL IN LOVE WITH.

Saxmundham - 5 miles
Snape Maltings - 8 miles
Aldeburgh - 10 miles

- Sitting Room
- Kitchen/Dining Room
- Study
- 2 Bedrooms
- Family Bathroom
- Pretty enclosed Garden





The Property

There are homes that simply make you smile the moment you arrive, and this delightful Grade II listed cottage is certainly one of them.

Approached through a wonderfully weathered oak ledge and brace front door complete with traditional iron furniture, the cottage immediately sets the tone for what lies within. Rich in history and overflowing with charm, it offers an abundance of exposed beams, original studwork, period brickwork and beautifully preserved character throughout.

At the heart of the home is the welcoming sitting room, centred around an impressive inglenook fireplace with wood burning stove, creating a wonderfully cosy space to relax. A study area provides the ideal spot for home working or quiet reading, whilst a doorway leads through to the charming kitchen. Fitted with a range of base level units and open shelving, the kitchen offers a lovely dining area and enjoys a ttractive views across the front cottage garden.

The first floor continues the home's character beautifully. The principal bedroom features vaulted ceilings and exposed timbers whilst enjoying glorious uninterrupted views across open countryside to the front, a view that changes with the seasons and is every bit as special as the cottage itself. A second bedroom and family bathroom complete the accommodation.

Outside

Outside, the gardens perfectly complement the property, filled with colourful cottage planting, mature shrubs and winding pathways creating a wonderfully private haven to enjoy throughout the year.

A particularly useful studio benefits from power and light, making it ideal as a home office, artist's studio, workshop or peaceful retreat.

Beautifully authentic, wonderfully individual and impossible not to love, this is a home that offers not simply somewhere to live, but a lifestyle to enjoy.

The Location


Positioned opposite open countryside, the cottage enjoys an idyllic rural outlook while remaining conveniently placed for everything the Suffolk Heritage Coast has to offer.

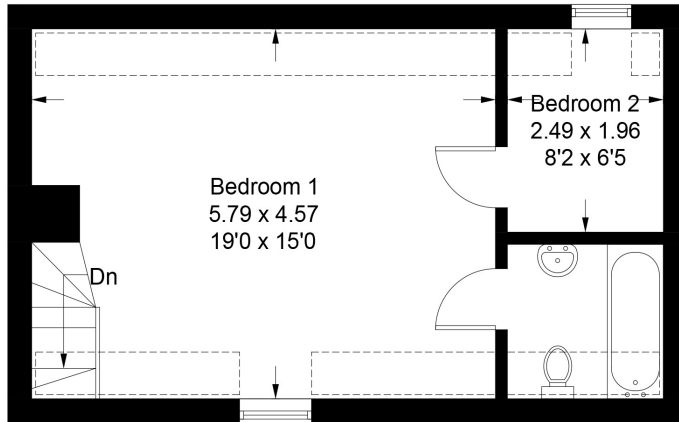


Thimble Cottage, Marlesford

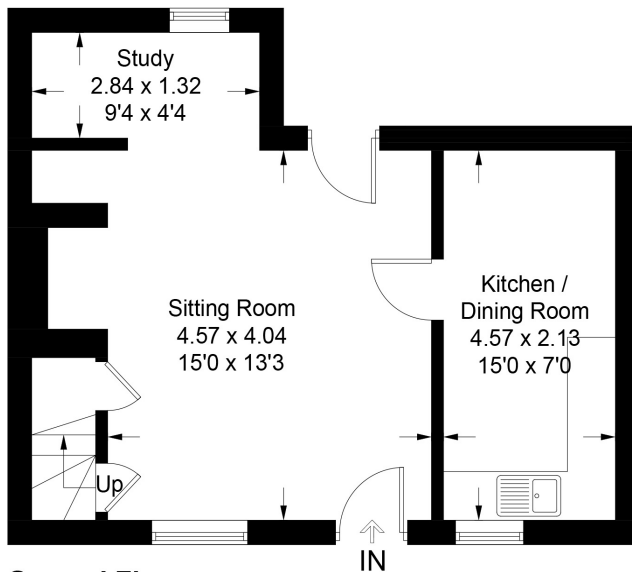
Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

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Produced for Clarke and Simpson

Whether it's a morning coffee overlooking the fields, evenings beside the fire or weekends exploring nearby villages and coastline, this is a home perfectly suited to those seeking a slower pace of life.

The market town of Saxmundham provides an excellent range of everyday amenities together with rail links to Ipswich and London Liverpool Street via connecting services. Aldeburgh, Thorpeness, Snape Maltings, Southwold and RSPB Minster are all within easy reach, making this an exceptional location from which to enjoy both coast and countryside.

Services

Services Mains water and electricity. Private drainage. It should be noted that the septic tank is shared and is located on the field opposite the property. Whilst we believe it is in working order, any potential buyer should make their own investigations.

EPC - Exempt as property is Grade II Listed.

Council Tax Band - A

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