

A Grade II Listed partially thatched three bedroom cottage with a wealth of character located in a popular village with rural views.



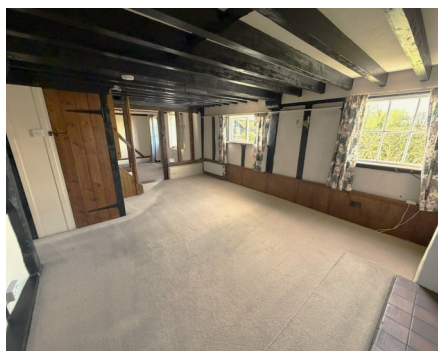
RENT

£1,550 PCM

Ref: R2409

Address

April Cottage
Low Road
Marlesford
Woodbridge
IP13 0AL



April Cottage is a Grade II Listed detached cottage comprising; Entrance hall, study, ground floor bathroom. Sitting room, dining room, kitchen breakfast, utility and cloakroom. Three first floor bedrooms and cloakroom. Driveway parking, together with front and rear gardens.

To let unfurnished for a term of twelve months with a view to extending.

Contact Us



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Well Close Square
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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
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Location

April Cottage is situated in the picturesque Suffolk village of Marlesford and forms part of the Marlesford Estate, set within a conservation area. It is Grade II Listed and part thatched in a prominent position in the picturesque village. The property faces south and overlooks unspoilt water meadows to the front of the Cottage. Located about two miles north of the small town of Wickham Market and about fourteen miles north of the County Town of Ipswich. Inter-City trains from there to London's Liverpool St. Station take just over the hour. There is also a nearby railway station at Campsea Ashe, two miles, with a two hourly train service direct to London and more frequent services to Ipswich.

Marlesford is convenient for the A12 which provides dual carriageway driving to Ipswich, London and the South. The Heritage Coast of Aldeburgh and Thorpeness is approximately twenty minutes away. The village of Snape is approximately 7 miles away. Snape is home to the famous Snape Maltings Concert Hall where there are a variety of shops and cafes. Framlingham lies about five miles to the north-west, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling is about eight miles.

Ground Floor

Entrance Hall

The property is approached via the front door into the entrance hall, which has a solid door with small glazed window, two cupboards with built-in shelving, wall lights, and a window to the side elevation. Doorway leads into

Sitting Room 18'11" x 12'7" (5.771m x 3.840m)

A double ended room with a wealth of beams to the ceilings and walls, inglenook fireplace with woodburning stove. Two windows overlooking front elevation. Candle effect wall mounted lights, double panelled radiator, TV point an open archway leads through to the

Dining Room 13'2" x 11'9" (4.030m x 3.594m)

Leading through a studwork partition, there is an under the stairs cupboard with shelving, window to front elevation and also a partially glazed door leading out to the front of the property. Double panelled radiator, dual aspect windows to the front and side of the property and a serving hatch which leads through into the utility room. Candle effect wall mounted lights to the walls.



Kitchen 18'7" x 6'10" (5.671m x 2.087m)

The kitchen has recently been replaced with a range of modern wall and base units, with roll-top work surface, inset stainless steel sink with mixer taps over, tiled splashback and a tiled floor. Space for dishwasher and small table and chairs. Inset spot lights. Electric oven and hob. Rear windows overlooking the garden, and a built-in pantry cupboard with shelving and small window.

Door leading through to

Utility Room 9'5" x 7'7" (2.876m x 2.325m)

There is a range of handmade base units in wood, worksurface with a wooden edge trim, tiled splashback and surround. Inset stainless steel sink and space for washing machine. Stable door into the garden, small window, the loft hatch and a door leading into the



Cloakroom

Comprising of a vanity sink with cupboard, mirror and light over, low level flush WC and shelving to the wall. Inset spotlight. Small opening window to the side elevation.

Returning to the main entrance hall, a door leads to:

Ground Floor Bathroom

With a pink three piece suite comprising of a bath with electric shower over, sink inset to a vanity unit and WC. Opening window with obscure glazing, radiator and wall mounted bathroom cabinet.

From the entrance hall a staircase which leads to;

Office/Study 12'3" x 7'8" (3.748m x 2.339m)

With vaulted ceiling, a window to the front elevation, storage cupboard and small low level opening through into bedroom 3.

From the sitting room, a split level staircase leads to the first floor.





First Floor

Taking the staircase to the right, entering onto a small landing area, a door leads into:

Bedroom One 9'8" x 11'7" (2.964m x 3.542m)

Dual aspect windows, ceiling has height restrictions into the eaves with built-in cupboards, drawers and a dressing table area.

Cloakroom

Comprising of a low level flush WC, extractor fan and wash hand basin.

Returning to the staircase, which leads to the second level and a door into;

Bedroom Two 7'10" x 7'9" (2.408m x 2.375m)

A cosy room with window to the front elevation, inset beams, shelving and a built-in cupboard comprising shelving, hanging rails and storage cupboards. Double panelled radiator.

Bedroom Three 8'2" x 11'4" (2.51m x 3.467m)

A small double bedroom with window to the front elevation, height limited due to the eaves and a small low level door way which leads into the study/office. TV and BT point. Double panelled radiator.





Outside

The property is approached by a driveway which will provide parking for two vehicles. The front of the property has a mature hedge with path leading to the front and dining room doors.

There is a path to the side of the property, past where the new oil tank has been sited and gate leads into the back garden. The back garden has a rear patio terrace with rockery and steps leading to the elevation rear garden.

There is a greenhouse, a summer house and a shed in the garden, which is mainly laid to lawn with mature trees and shrubs.



Services Mains water and electricity. Private drainage. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band E £2,821.61 payable per annum 2026/2027

Local Authority East Suffolk Council

Viewings Strictly by appointment through the Agent.

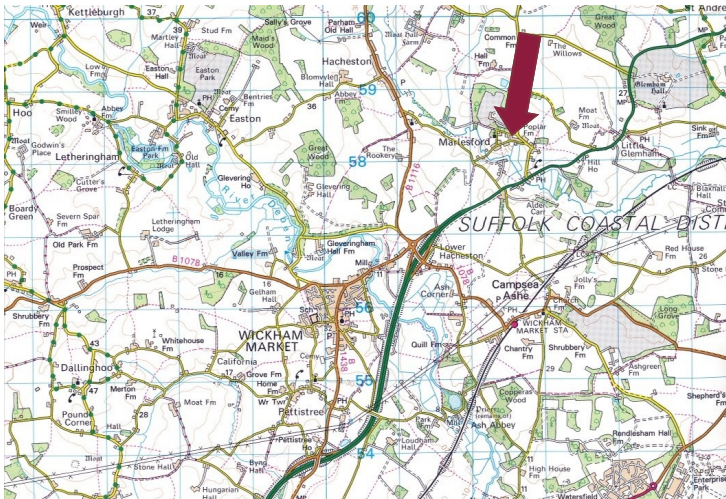
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April 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From Framlingham proceed in southerly direction towards Wickham Market. Having gone through Parham, proceed into Hacheston and next to Mutimers Garage turn left towards Marlesford. Proceed along this lane and take the first lane on the left into Marlesford. Proceed through the ford and upon reaching the T-junction, continue straight ahead and the property will be found on the left hand side.

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