

A well presented and charming Grade II Listed two bedroom cottage situated in the desirable village of Coddtenham



RENT

£900 PCM

Ref: R2230

Address

The Cottage
High Street
Coddtenham
Ipswich
IP6 9PN



Sitting room, inner hall, kitchen and shower room.
Two first floor bedrooms.
Rear yard area.

To let unfurnished on an Assured Periodic Tenancy

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

The Cottage is situated in a convenient location in the main high street in the desirable village of Coddtenham.

Coddtenham is considered to be one of Suffolk's prettiest villages, being relatively rural but with the great advantage of being close to the A140, A12 and A14.

Coddtenham has village shop and community centre with excellent hall and tennis court. Retreat East, offering spa facilities, is also close by. The village is approximately 8 miles north of Ipswich, which has an array of national shops and a railway line with trains to London's Liverpool Street scheduled to take just over the hour. The property is perfectly located for easy access to all that Suffolk has to offer, including golf, sailing, walking and bird watching.

The Accommodation

Ground Floor

Steps to the front lead up to the front door and into the

Sitting Room 13' x 9'7 (3.96m x 2.95) (max)

A charming room with central fireplace housing a single door stove. Bay window to the front. Storage heater and TV aerial lead in. A step leads into the

Inner Hallway

With space and plumbing for washing machine and dishwasher and doors off to

Shower Room

Fitted with low flush WC, pedestal wash basin and shower cubicle with electric shower. Fan heater.

Kitchen 10'7 x 6' (3.26m x 1.82m)

Fitted with a good range of base and eye level kitchen units with worksurface over inset with a single bowl sink and drainer. Integrated single electric oven and four ring ceramic hob above. Space for low level fridge. Door to the garden and hatch leading down to the **cellar** providing useful additional storage.

Stairs lead up to the



First Floor

Landing

With doors off to

Bedroom One 13'3 x 8'11 (4.05m x 2.47m)

A double bedroom with window to the front, storage heater and TV aerial lead in.

Bedroom Two 11'11 x 11'11 (3.38m x 3.38m) (max)

A further double bedroom or good size single with windows to the rear and side. Night storage heater. Cupboard housing the fuse board. High level airing cupboard housing the hot water tank and shelving.

Outside

To the front of the property steps lead up to the front door, flanked by a raised border and shrub. Further steps and a pathway lead along the side of the property to a wood gate giving access to the courtyard garden where there is a pleasant seating area. This can also be access from the kitchen.



Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage connected. Electric heating.

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>

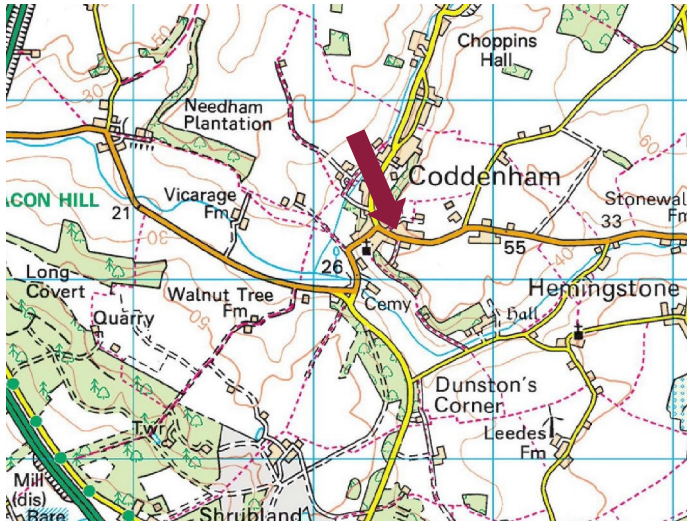
EPC This property has an exemption certificate

Council Tax Band B £1,821.60 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2026



Directions

Heading towards Bury St. Edmunds on the A14, take junction 51 where signposted to Diss and Norwich. Take the third exit at the roundabout, onto the A140. Having passed the service station immediately on the left hand side, turn right where signposted to Coddennham. Proceed into the village of Coddennham, passing the church on the right and up the High Street where the property will be found on the left hand side.

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