



Sandy Lane, Sternfield, Saxmundham, IP17 1HR

A delightful two/three bedroom cottage standing in a pretty, rural location, with grounds extending to just under 2 acres.

Guide Price £399,500 Freehold

P7973/C



Summary

Reception hall, cloakroom, sitting room, dining room, kitchen, utility area and downstairs bathroom.

Principal double bedroom and two additional single bedrooms.

Wonderful, mature gardens and grounds along with off-road parking extending to 1.9 acres.

No forward chain.

Location

The cottage is situated along a small country lane within the parish of Sternfield. The village is in an excellent location with easy access to Saxmundham which is approximately 1.5 miles. This has a range of shops together with Tesco and Waitrose supermarkets and a railway station providing links to London's Liverpool Street Station via Ipswich. The cottage also has the benefit of being close to popular seaside destinations such as Aldeburgh and Thorpeness with Aldeburgh being about 6 miles away and having a number of restaurants, pubs, shops, galleries as well as sailing and golf. The famous Snape Maltings with its concert hall and shopping facilities is 3 miles away.

Description

The pretty dwelling is predominantly of timber frame construction with rendered elevations under a thatched roof. The property was fully re-thatched in 2011 and then re-ridged in 2024 with some additional servicing of the remaining thatch taking place at that time. The cottage is Grade II Listed and is believed to date from the 17th century. The cottage makes for an ideal permanent or second home or even a holiday let. It offers good size accommodation, particularly on the ground floor. On the first floor is a principal double bedroom along with two further single bedrooms which some may choose to use as a bedroom with a dressing room.

The main door at the gable end of the house accessed from the garden provides access to the reception hall. This has a window, a door to the sitting room and also the cloakroom. Here there is a WC, basin with cupboard below, and window overlooking the garden. The sitting room is dual aspect and has windows to the front of the property, the south-east, as well as French doors and a window leading to the patio and garden which is to the north-west. The room has an inglenook fireplace with shelving to one side. There are exposed timbers and one of two staircases rising to the first floor. In addition is an understairs cupboard. A door from the sitting room leads through to the dining room. This has exposed timbers and a brick fireplace with woodburning stove.





There are south-east and south-west facing windows and exposed brick flooring. As well as a staircase to the principal bedroom, there is a doorway to the kitchen. This has low-level wall units and granite tiled worksurface with one and a half bowl stainless steel sink. There is a double electric oven with halogen hob above and extractor fan as well as space and plumbing for a dishwasher and fridge freezer. There is a window with fine views over the garden as well as French doors leading to the exterior. In addition is a door to the front of the property and one to the utility area. This is home to the oil-fired boiler and has space and plumbing for a washing machine. There is also a built-in airing cupboard with slatted shelving and a radiator. Adjacent is the downstairs bathroom that comprises a bath, WC, basin and a window with views of the garden. The principal bedroom is a dual aspect double with windows to the front and side of the property. There are exposed timbers and a hatch to the roof space as well as a door to a wardrobe with low-level hatch leading to the other bedrooms. The staircase in the sitting room rises to bedroom two. This is a single bedroom with gable end window, hatch to the roof space and built-in wardrobe. A door opens to bedroom three which is another single bedroom. This has exposed timbers, a dormer window to the front of the property and built-in wardrobe. It is anticipated that subject to the normal consents, an incoming owner may wish to turn bedrooms two and three into one bedroom or reconfigure it so that there are en-suite facilities.

Outside

The gardens lie to the rear of the cottage which faces north-west. A five-bar gate from the lane leads to off-road parking and there is a further parking space adjacent to the kitchen door. From the cottage itself there is a raised terrace that is accessed from the sitting room, and this provides pleasant views over the meadow. The mature grounds are predominantly laid to grass but contain mature trees including oak, alder, ash, hazel, willow and chestnut. At the back of the cottage is a useful brick outbuilding under a pantile roof that measures 6'9 x 11'2. In all the grounds extend to approximately 1.9 acres.

Directions

From the centre of Saxmundham proceed in a southerly direction on the B1121 and take the first road on the left towards Sternfield. Having passed the church on the left, turn right onto the small lane, Sandy Lane. Continue along the lane where the cottage will be found on the right hand side. It is best to proceed into the garden parking area through the five-bar gate.

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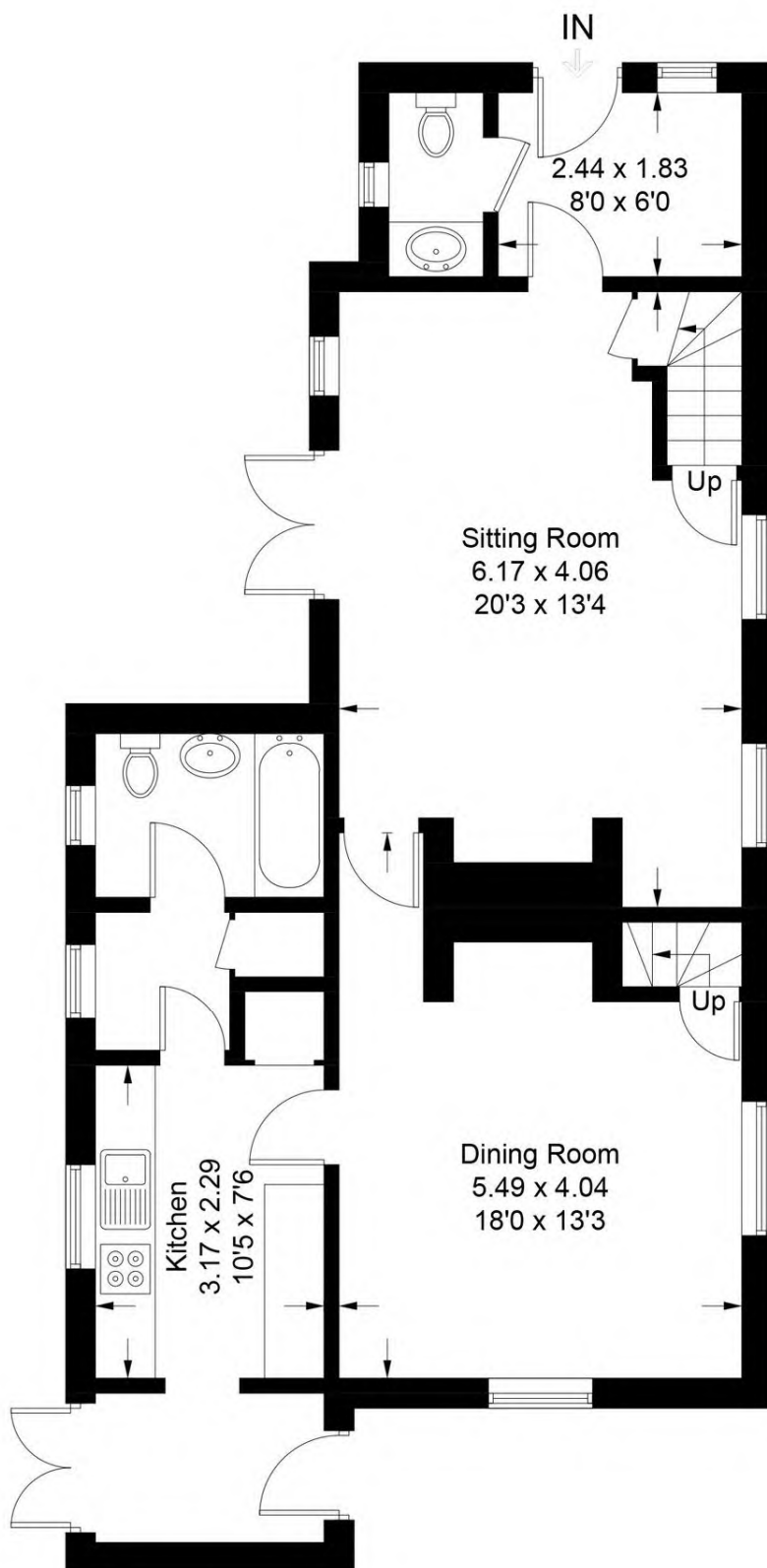




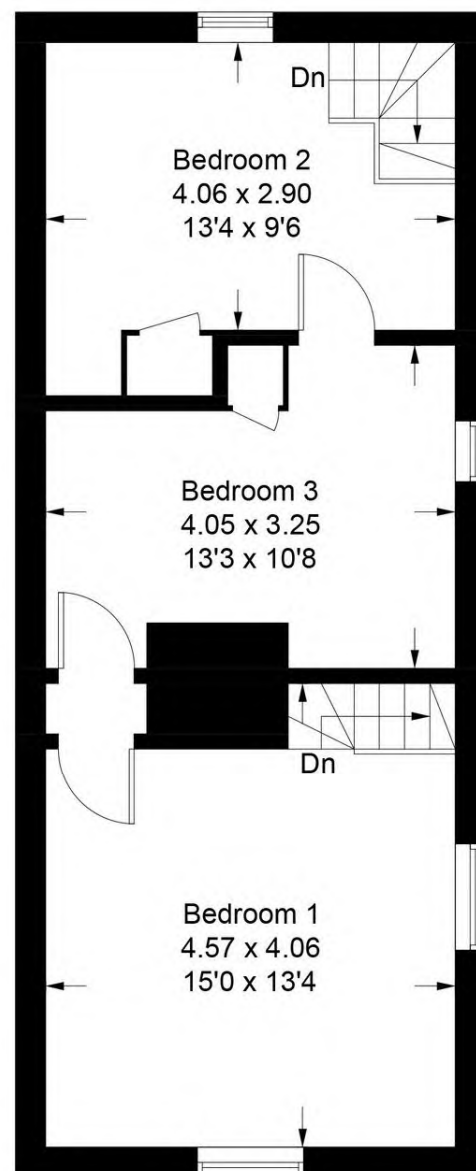


Briar Cottage, Sternfield

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains electricity, water and 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 Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = Exempt as the property is Listed.

Council Tax Band E: £2,952.44 payable per annum 2026/2027

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.

September 2026



Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London
SW1A 1NS

Clarke & Simpson