

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



River Cottage, 16 Spring Lane, Wickham Market, Suffolk. IP13 0SP

GUIDE PRICE

£299,000

An enchanting two bedroom cottage situated in the well served Suffolk village of Wickham Market, within walking distance of excellent local amenities and within convenient reach of the A12; the railway station at Campsea Ashe and the attractions of the Suffolk Heritage Coast. Situated in Spring Lane, on the edge of the village, River Cottage is a pretty 19th century terraced house which benefits from a surprising large rear cottage. The garden is stepped at the back and the lower level falls away to the bank of the infant River Deben. The garden has space to erect a small studio or home office and affords room for an extension to the cottage (subject to consent). The accommodation is most attractively arranged and benefits from gas-fired central heating. The double aspect sitting room has a delightful Victorian fireplace with inset tiles (not operational) and opens to the garden via French windows. The kitchen is fitted with oak fronted cabinets and the property also benefits from a utility room and a useful downstairs cloakroom. The two double bedrooms are served by a modern first floor shower room. The property, which is an ideal second home, lies within walking distance of the excellent village supermarket, doctors' surgery and local independent shops and restaurants.

Wickham Market has excellent amenities including a supermarket, a butchers, pharmacy and newsagents. There are independent restaurants and tea rooms and a primary school, library and medical centre. The village has a market and lies between the well served Suffolk towns of Woodbridge and Framlingham. Woodbridge is a riverside town with a cinema, art galleries and fine pubs and restaurants. Situated on the banks of the River Deben, the town has a sailing club and marinas. Framlingham, which is famous for its ancient castle, also offers independent shops. The attractions of this part of Suffolk, which is a haven for writers, artists and musicians include RSPB Minsmere; Snape Maltings Concert Hall; Sutton Hoo and the seaside towns of Aldeburgh and Southwold all of which are within easy reach by car. There are several golf courses in the area and sailing on the Deben, Alde/Ore and Orwell. Wickham Market railway station (located at Campsea Ashe) provides connecting services to London, Norwich and Cambridge via Ipswich.

SUMMARY OF THE ACCOMMODATION

Sitting Room 4.46m x 3.21m; Inner Lobby; Rear Lobby; Kitchen 2.86m x 2.72m; Cloakroom; First Floor Landing; Bedroom One 2.35m x 3.04m; Bedroom Two 2.88m x 2.75m; Shower Room 2.37m x 1.48m

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

SERVICES

Mains electricity, gas, water and drainage.

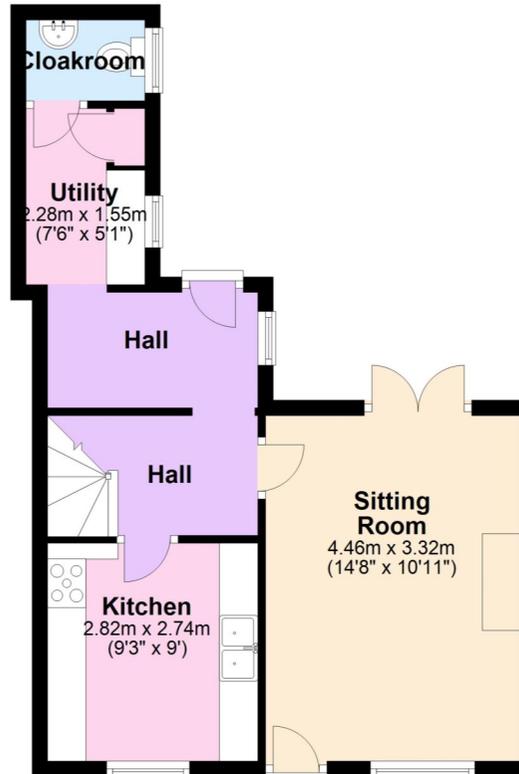
VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

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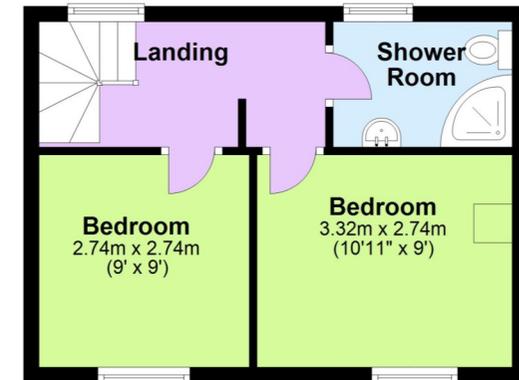
Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

River Cottage, 16 spring Lane, Wickham Market

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office











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