



Charming cottage in a delightful position

Spring Lane, Coddendam, Suffolk, IP6 9TW

£550,000 Freehold



4 delightful bedrooms and 2 bath/shower rooms • 2 reception rooms and a snug • farmhouse kitchen/breakfast room • period features throughout • elevated setting with established gardens • delightful edge of village location

Local Information

Choppins Hill Cottage is set in a secluded and private position in an undulating area of countryside just outside the charming village of Coddendam which contains numerous medieval houses, recreational ground and leisure centre along with a general store/post office. Coddendam is a Conservation Area village set within a Special Landscape Area, with many public footpaths threading the countryside around the cottage. Needham Market, Stowmarket, Debenham, Framlingham and Ipswich provide a wide range of shopping, educational and recreational facilities and the commuter can take advantage of a direct line train services from both Stowmarket and Ipswich to London's Liverpool Street station.

About this property

Choppins Hill Cottage displays a wealth of period charm and character throughout. The cottage is well presented and was sympathetically extended to the rear offering a superb farmhouse style kitchen with Rayburn oven set in a fireplace and shaker style kitchen units. The first floor extension comprises a large double bedroom which also incorporates old oak beams into the fabric of the wing to complement the period nature of the property. The setting is very appealing with delightful

countryside views and well located about seven miles north of Ipswich. The cottage's location, close to the lovely village of Coddendam and yet in a rural location gives it the best of both worlds. The house occupies a pleasant setting in amongst established gardens and in an elevated setting. There is a path that leads up to the front of the house with lavender borders and a shared vehicular drive to the side with parking spaces for two cars. To the rear are the sheltered gardens with garden store, woodshed, workshop and summer house. Extending to 0.345 acres, the gardens are exceptionally well stocked and laid out with a variety of trees and shrubs. They are divided into several gardens, with a gravelled courtyard followed by a lawned area with shrub borders, a shady woodland garden with a delightful summerhouse and orchard with extensive views and a vegetable garden beyond the orchard.

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Ipswich Office. Telephone: +44 (0) 1473 234 800.





Spring Lane, Coddendam, Suffolk, IP6
Gross Internal Area 1442 sq ft, 134 m²

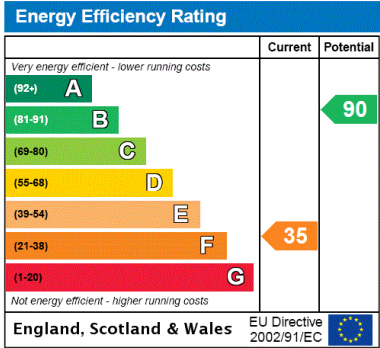
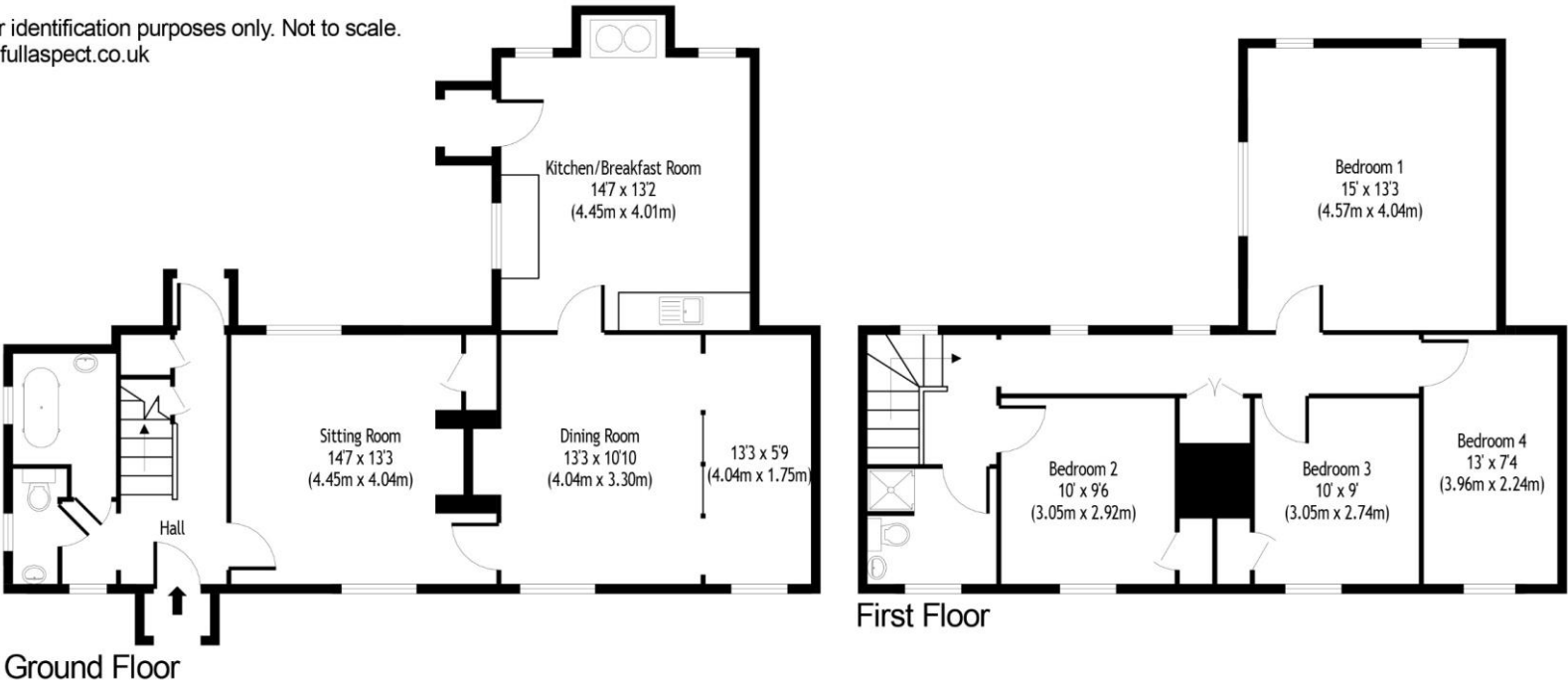
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Choppins Hill Cottage, Coddendam

134 sq m (1,442 sq ft)

For identification purposes only. Not to scale.
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