

A three bedroom, detached cottage-style house located in the heart of the popular village of Knodishall, just a short drive from the Heritage Coast at Aldeburgh and Thorpeness.

Guide Price
£395,000 Freehold
Ref: P7669/B

Briarose
Mill Road
Knodishall
Suffolk
IP17 1YS



Entrance porch, entrance hall, sitting room, kitchen/dining room, utility room and cloakroom.

Principal bedroom with en-suite shower room, two further good size bedrooms and family bathroom.

Single garage and home office.

Ample off-road parking for several vehicles.

Enclosed garden to rear.

Contact Us



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Location

Briarose is located within the heart of the village of Knodishall. The village itself benefits from a shop, garage, public house and primary school. Secondary schooling is available in the neighbouring town of Leiston (1.4 miles), where there is also a Co-operative supermarket and cinema. The larger town of Saxmundham is about 4 miles to the east, where further facilities include Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The county town of Ipswich lies about 22 miles to the south-west.

Description

Briarose is a pretty, three bedroom, detached cottage-style house built circa 2002 with brick elevations under a pitch tiled roof. The property is located centrally in the village of Knodishall which is just a short drive from the Heritage Coast at Aldeburgh and Thorpeness.

The accommodation is well laid out over two floors. The property is approached via the front entrance porch which has a window to the side, coat hooks and a glazed panel door through into the entrance hall where there is a window to the side, stairs to the first floor landing, an understairs storage cupboard, radiator and a door to the cloakroom. This benefits from a close coupled WC, obscure window to the side, hand wash basin with cupboard under and mixer tap over in tiled surround and radiator. From the entrance hall a glazed panel door leads through to the dual aspect sitting room which is a well proportioned room with windows to the front, radiator and window to the side. There is a centrally located redbrick fireplace which is currently boarded. An opening from here leads into the kitchen/dining room which has a window to the rear and French style doors opening to the garden. The kitchen is fitted with a matching range of wall, base and display units with a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashback inset into roll top worksurfaces. There is a four ring electric hob with stainless steel extractor hood over and high-level double oven to the side. Also in the kitchen is the wall mounted Vaillant gas-fired boiler, a radiator and a glass panel door leading to the utility room. This has laminate style flooring, a stable door to the side, worktops with space and plumbing for a washing machine, water softener, dishwasher, extractor fan, radiator and a further door leading back to the entrance hall.

Stairs rise to the first floor landing where there is a window to the side, access to the loft and a built-in double airing cupboard with pre-lagged water cylinder and slatted shelving providing useful storage space. The principal bedroom is a good size double room with a range of fitted wardrobes with hanging rail, shelf and cupboards above together with a substantial amount of eaves storage with lighting. There is also a window overlooking the rear, radiator and door to the en-suite shower room. This has an obscure window to the side, built-in double shower tray with mains fed shower over in tiled surround, pedestal hand wash basin with mixer tap over and mirror, light and shaver point above, a chrome heated towel radiator and close coupled WC. Bedroom two is a good size room with a window to the front and radiator. Bedroom three is a single room with windows to the front, radiator and built-in wardrobe with hanging rail and shelves above. The family bathroom comprises a panel bath with taps above in tiled surround, close coupled WC, pedestal hand wash basin with shaver point and light above and obscure windows to the rear.

The property benefits from gas-fired central heating and wooden sealed unit double glazed windows and doors throughout.

Outside

From the highway there is access to the private gravelled driveway area which provides off-road parking for three to four vehicles. A gated side entrance from the driveway provides access into the rear garden where there is a single detached garage. During their tenure, the current vendors have cleverly created an office to the rear of the garage. This has windows and a door, is drylined and fully insulated with power and light connected and as such provides a perfect home office. In addition, there is still sufficient space for a small car to be parked. To the rear of the property there is an enclosed garden surrounded by close boarded fencing and Laurel hedging with bin storage to the side, gated access to the front, an outside tap and a substantial timber shed.



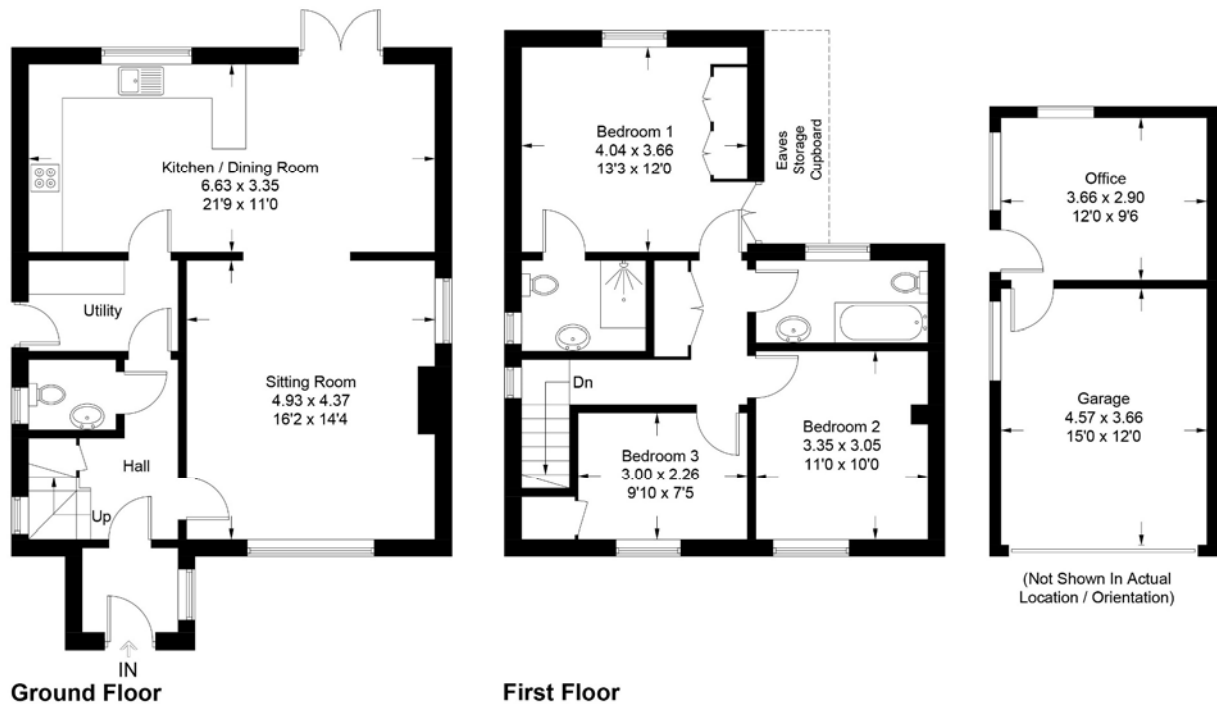






Briarose, Knodishall

Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
Outbuilding = 27.7 sq m / 298 sq ft
Total = 142.8 sq m / 1537 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity serve the property.

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 = C (Copy available from the agents upon request).

Council Tax Band D; £2,196.56 payable per annum 2025/2026

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.

August 2025



Directions

Heading south on the A12 from Saxmundham continue for approximately 1.5 miles and take the left hand turning onto the B1094 signposted Aldeburgh. Pass through the villages of Farnham and Snape taking the third left hand turning to Knodishall. Continue into the village taking a left hand turn into Mill Road immediately after the Butchers Arms Public House where the property will be found on the left.

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