

A pretty, three bedroom detached cottage-style house, located in the popular and sought-after village of Badingham, near Framlingham.

Guide Price
£485,000 Freehold
Ref: P7652/B

Rosebank
Mill Road
Badingham
Woodbridge
Suffolk IP13 8LD



Entrance hall, dual aspect sitting room, kitchen/dining room, utility room, music room and cloakroom.

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

Private, established cottage-style gardens to the front, side and rear.

Driveway providing off-road parking.

Detached single garage.

No onward chain

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The popular village of Badingham benefits from a popular public house, The White Horse, and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful coastal villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Rosebank is a pretty, three bedroom, extended, detached cottage style house with partial red brick and timber elevations under a pitch tiled roof. Rosebank was constructed in 1999 and was reconfigured by our clients to create a three bedroom cottage and an en-suite. The property is located in the heart of the village and occupies a generous plot with established cottage-style gardens to the front and rear which the current vendors have created and maintained.

The accommodation, which is over two floors, is exceptionally well presented. Entering the property from the front, via the entrance hall, with window to the front, there is engineered oak flooring which continues through the entrance hall, kitchen/dining room, utility room and cloakroom. The cloakroom has an obscure window to the side, close coupled WC, pedestal handwash basin with tiled splashbacks and a wall mounted radiator. A further door from the entrance hall opens to the reception hall which has a returning staircase and a Velux window to the front. There are further doors off to the principal reception rooms.

Glazed double doors open into the sitting room which is dual aspect with windows to the front and French style doors to the rear. The focus of the room is the central brick fireplace with recessed wood burning stove with oak bressummer over and pamment tiled hearth. There is also a wall mounted radiator and a built-in book shelf with cupboard under. From the hall there is a further door to the music room which has windows to the front and a wall mounted radiator. The kitchen/dining room, which has windows to the rear and a partially glazed stable door to the garden, is fitted with a matching range of wall and base units with wooden worktops incorporating a one and a half bowl single drainer sink unit with mixer tap over. There is a four ring electric hob with electric oven under and extractor hood over. Within the kitchen there is also a two oven oil-fired Rayburn with tiled splashbacks, recessed lighting and a wall mounted radiator. The utility room has a window to the rear, wall mounted oil-fired boiler, range of fitted wall and base units with a stainless steel single drainer sink unit recessed into the rolltop work surfaces. There is also space and plumbing for a washing machine and appliances.

Stairs, with a large understairs storage cupboard, rise from the entrance hall to the first floor landing where there is access to the loft, a built-in airing cupboard with pre-lagged water cylinder and slatted shelving and doors off to the bedrooms and family bathroom. The dual aspect principal bedroom has a dormer window to the front and a dormer window to the rear. There are wall mounted radiators, a range of fitted wardrobes with hanging rails and shelving and a door to the en-suite shower room. This has a Velux window to the rear, a built-in corner shower cubicle with an electric shower over and sliding doors, close coupled WC, vanity basin with cupboards under and mixer tap over with tiled splashbacks. There is also an extractor fan, recessed lighting and a heated towel radiator. Bedroom two is a further good size double room with a dormer window to the rear, a wall mounted radiator and built-in cupboard with hanging rail, shelf above and further access to the loft. Bedroom three is a good size single bedroom with a dormer window to the front and wall-mounted radiator.

The Outside

From the highway, the property is approached via a shared driveway which leads to a private drive. Here there is off-road parking for two vehicles in front of the detached single garage. The gardens to the front are mainly laid to lawn with established flower and shrub plantings, enclosed by hedging. There is also a beautiful side garden with raised vegetable beds and a bespoke timber greenhouse, all enclosed by a bespoke wooden fence.

From here a pathway leads through to the rear of the property where there is a paved terrace and a beautiful established cottage garden. This is mainly laid to lawn but with well stocked and beautifully maintained borders and rose beds. To one side of the garden is a timber summer house with its own paved terrace and to the other side is a timber lean-to shed and an outside tap. The garden is enclosed by Leylandii hedging.

There is a black weatherboarded garage on brick built plinth with pan tiled roof and double opening doors to the front, which has power and light connected and a personnel door to the garden. This offers a great opportunity for an incoming purchaser to create a home office or studio, subject to relevant planning permissions.













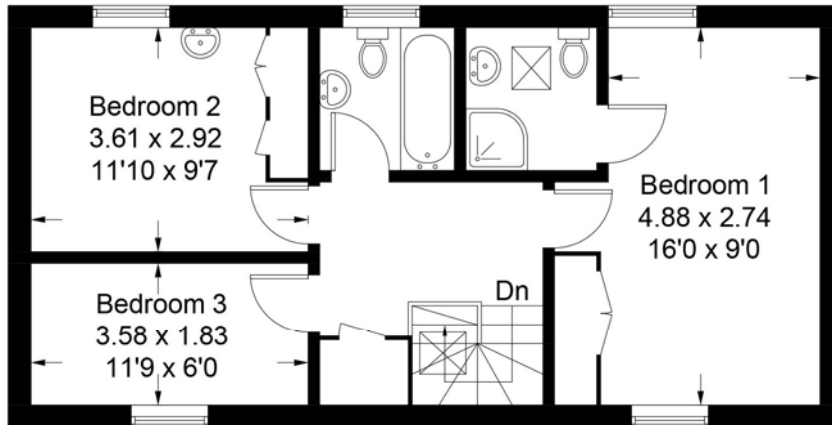


Rosebank Mill Road Badingham

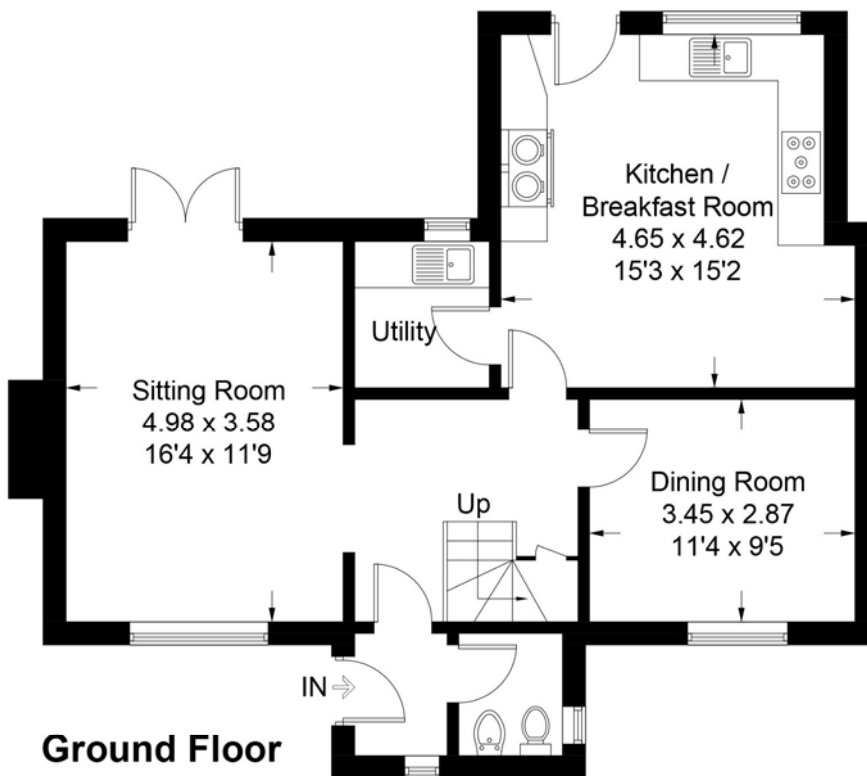
Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft

Garage = 16.1 sq m / 173 sq ft

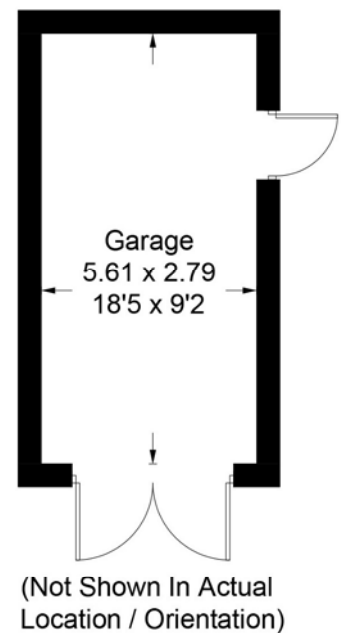
Total = 133.6 sq m / 1438 sq ft



First Floor



Ground Floor





Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. 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 = E (Copy available from the agents upon request).

Council Tax Band D; £2,185.76 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.

July 2025

Directions

Leaving Framlingham via Badingham Road, continue along this road for approximately three miles. At the T-junction turn right onto the A1120 in the direction of Badingham. On entering the village take the first turning on the left in front of the Badingham White Horse Public House, and continue down Low Road where Mill Road can be found on your right. Turn into Mill Road and Rosebank is the second property on the left hand side.

For those using the What3Words app: [///protected.pianists.credited](https://www.what3words.com/protected.pianists.credited)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.