

*A pretty, one bedroom, mid-terrace cottage located just a short walk from the amenities of the well served village of Wickham Market.*

Guide Price  
£155,000 Freehold  
Ref: P7736B

228 High Street  
Wickham Market  
Woodbridge  
Suffolk  
IP13 0RF



Sitting room, kitchen/breakfast room, pantry.  
Principal bedroom, good landing area and family bathroom.  
Enclosed garden to front and rear.  
On-street parking.

Contact Us



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## Location

The property is located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

## Description

228 High Street is a pretty, one bedroom, period mid-terrace cottage with flint elevations under pitch tiled roof. The property has simple accommodation over two floors with partial double glazing and gas-fired central heating throughout.

A pathway from the street leads through the front garden which is set behind wrought iron railings with established shrub and flower borders. The front door opens into the sitting room. The sitting room features an open grated fire with tiled surround and hearth, wall mounted lights and windows to the front aspect. A door leads from here through to the kitchen with window to the rear and partially glazed door to the garden. There is a range of matching wall and base units with stainless steel single drainer sink unit with tiled splashback to roll top worksurfaces. There is space for an electric cooker. The kitchen also benefits from a very useful walk-in pantry with window to the rear, shelving, and space and plumbing for a washing machine.

Stairs rise from the kitchen/breakfast room to the first floor landing with window to the rear and wall mounted gas-fired boiler. The landing includes a cupboard with slatted shelving and radiator beneath. There is a step up and door to the double bedroom which has a window to the front, wall mounted lights and a range of fitted wardrobes with hanging rails, shelving and cupboards over. There is also a central dressing table unit with mirror above. From the landing there is also a door to the bathroom, with a basic white suite comprising panel bath with mixer tap over and shower attachment, low-level WC, pedestal hand wash basin, wall mounted electric fire and radiator.

Outside the property is approached from the street where there is on-street parking. There is a reasonably sized cottage style garden to the rear with a paved terrace behind the property and an area which is mainly laid to lawn with established shrub and flower borders enclosed by chain-link fencing. To the rear of the garden there are two brick outbuildings; one is currently used as a store and the other is used for as a store for bins. There is a right of way at the rear of the garden providing access to the High Street via Number 226 and Deben Lodge ( Number 224) for access for bins.











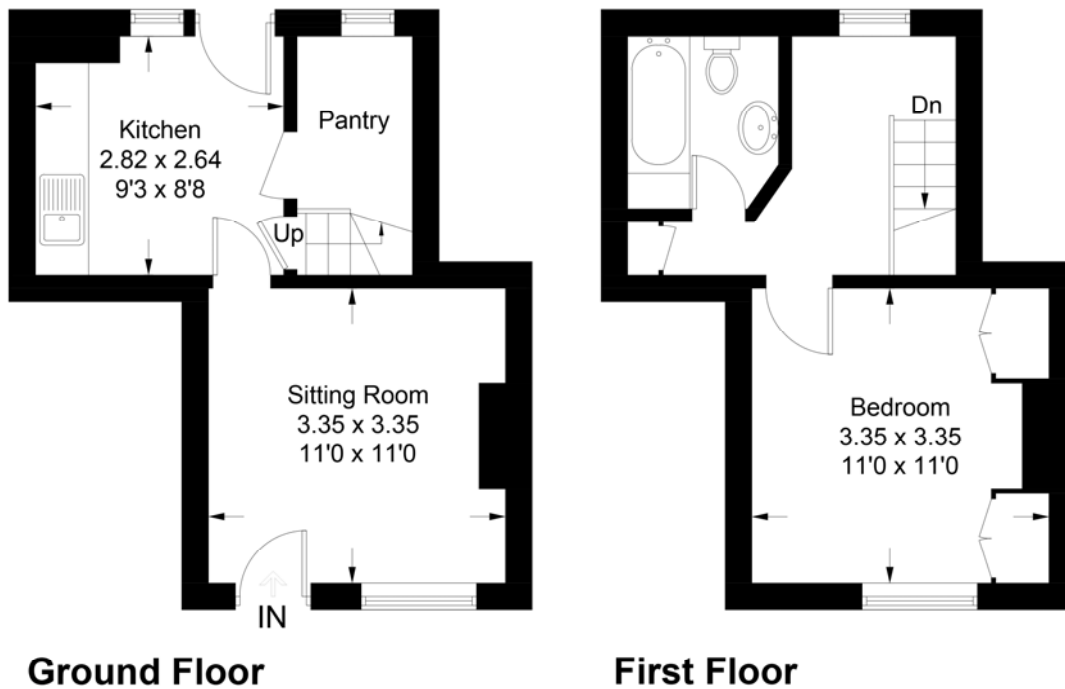






## 228 High Street, Wickham Market

Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**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 = D (Copy available from the agents upon request).

**Council Tax** Band A; £1,493.31 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.

4. There is a right of way at the rear of the garden providing access to the High Street via Number 226 and Deben Lodge ( Number 224) for access for bins.

**October 2025**



## Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the Five Ways roundabout take your third exit towards Wickham Market and the property can be found at the bottom of the High Street on the right hand side identified by a Clarke and Simpson For Sale board.

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