

A pretty two bedroom, Grade II Listed, mid-terrace cottage with rural views in the popular village of Marlesford, near Wickham Market.

Guide Price
£265,000 Freehold
Ref: P7668/B

Thimble Cottage
17 Low Road
Marlesford
Suffolk
IP13 0AL



Sitting room, study area and kitchen/dining room.
Two bedrooms and family bathroom.
Enclosed garden to the rear and rural views to the front.
On-street parking.

Contact Us



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Location

The property is located in the popular village of Marlesford, which benefits from an antique centre, Marlesford Mill Antiques, a farm shop & café, village hall and St Andrew's Church. This picturesque village is situated about two miles north of the small town of Wickham Market and about fourteen miles north of the county town of Ipswich. It has easy access to the A12, which links Woodbridge, Ipswich, London and the south. Within the nearby village of Wickham Market is a Co-op supermarket and a number of shops and services grouped around the Market Square. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London which take just over the hour. The historic market town of Framlingham lies about five miles to the northwest, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling lies about eight miles to the south. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a ten mile radius. The coast at Aldeburgh and Thorpeness is just eleven miles away.

Description

Thimble Cottage is a charming one/two bedroom, Grade II Listed period property with many original features including exposed ceiling and wall timbers and an inglenook fireplace.

The accommodation comprises a large dual aspect sitting room which incorporates a study area and has windows to the front and rear, a central feature redbrick inglenook fireplace, a night storage heater and recessed woodburning stove (currently not working). Next to the fireplace is a door to the stairwell and there is also a door to the garden. There is an opening through to the kitchen/dining room which has windows to the front, exposed brickwork and timbers and is fitted with a range of base units incorporating a stainless steel single drainer sink unit and four ring electric hob with filter over and electric oven under. There is space and plumbing for a washing machine and shelving.

Stairs from the sitting room lead to a large double bedroom with window to the front, built-in wardrobe, access to the loft and night storage heater. A door from here leads to bedroom two which could also be used as a dressing room. This has a dormer window to the rear and night storage heater. Off the main bedroom is a door to the family bathroom which has a panel bath with tiled surround, close coupled WC, pedestal handwash basin with tiled splashbacks, night storage heater and wall mounted lights.

Outside

The property is approached from the highway via a pathway to the front door. The garden to the front has a range of cottage planting. The garden to the rear is accessed from the sitting room where there is a courtyard immediately behind the property, with steps and a pathway leading to a paved seating area. There is also a timber weatherboarded art studio. Further steps lead up to the well stocked garden which is mainly laid to lawn with established shrub and flower borders. There is a further gated access to the rear.







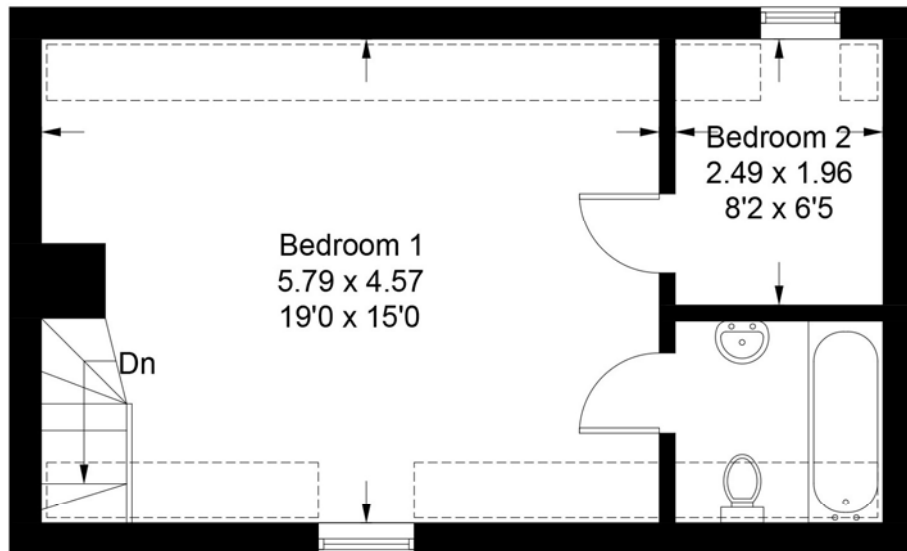


Thimble Cottage, Marlesford

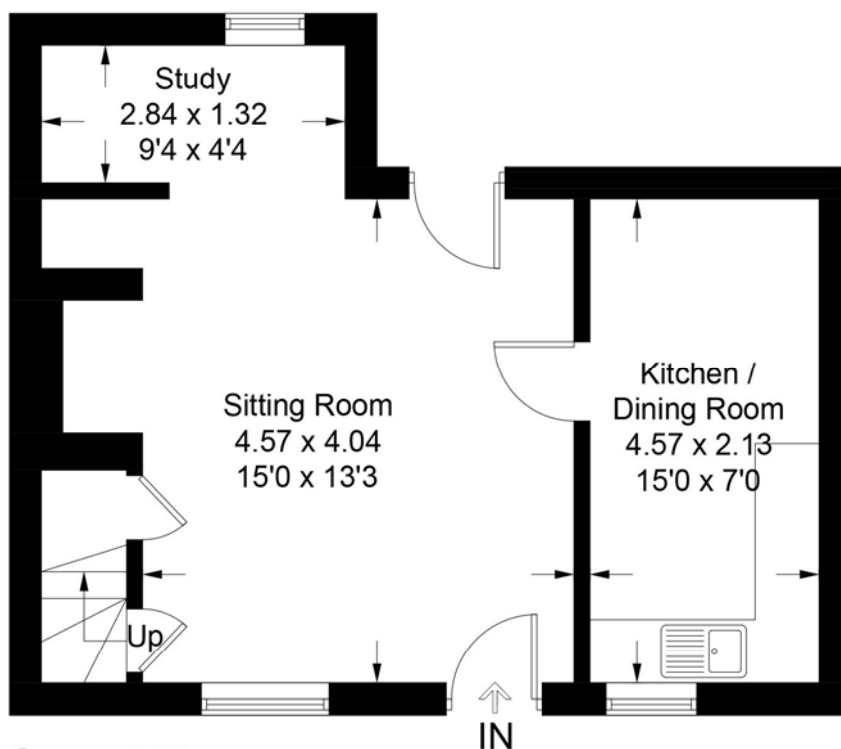
Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage. It should be noted that the septic tank is shared and is located on the field opposite the property. Whilst we believe it is in working order, any potential buyer should make their own investigations.

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 = Exempt as property is Grade II Listed.

Council Tax Band A; £1,466.33 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 the agents Framlingham office, proceed eastwards down Station Road in the direction of Wickham Market, passing through the village of Parham and into the village of Hacheston. Proceed through Hacheston for approximately three quarters of a mile, bearing left before Mutimer's Garage. Continue along this road until bearing left into the village of Marlesford. Passing over the ford and at the T-junction, bear right. Continue along this road and the property can be found on the left hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:
[:///sparkle.volunteered.realm](https://www.what3words.com/#!/share/:///sparkle.volunteered.realm)



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