

*An elegant, three bedroom mid terrace Grade II Listed cottage tucked away quietly off The Street in the sought-after village of Tuddenham St Martin.*

Guide Price  
£515,000 Freehold  
Ref: P7702/B

Thicknesse Cottage  
The Street  
Tuddenham St Martin  
Ipswich  
Suffolk IP6 9BT



Entrance hall, sitting room, dining room, kitchen/breakfast room, play area and cloakroom.

Three good size bedrooms and family bathroom.

Driveway providing off-road parking for several vehicles.

Lawned garden to front.

Enclosed garden to rear with summerhouse.

Single garage and log store.

#### Contact Us



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## Location

The property is situated within the village of Tuddenham which lies to the north of Ipswich. The village itself has the well regarded Tuddenham Fountain public house as well as picturesque walks through the Fynn Valley. The popular Fynn Valley Golf Club is 2.5 miles and as well as the golf course there is also the Café Terrace which is open for breakfast and lunch. The town of Woodbridge is 6 miles where there are national and independent shops, a variety of pubs and restaurants, a sports centre and cinema along with the famous Tide Mill on the river Deben. Ipswich which is 3 miles, offers national shops and a wide range of pubs, restaurants and leisure facilities. Mainline rail links run from Ipswich to London's Liverpool Street Station.

## Description

Thicknesse Cottage is an elegantly presented, double fronted, mid terrace Grade II Listed three bedroom cottage with rendered and colourwashed elevations under a pegtile roof. The cottage sits in a quiet position off The Street with exceptional views towards the church at the rear.

The property has been exceptionally well maintained and refurbished by the current vendors during their tenure and now provides a beautiful and comfortable family home with a wealth of original characterful features including a red brick inglenook fireplace and original beamed studwork and ceiling timbers. The property benefits from oil fired central heating to strategically placed radiators throughout and also has secondary glazing throughout with the addition of plantation shutters in bedrooms one and two.

Thicknesse Cottage is approached from the front to a storm canopy with front door into the entrance hall which has oak flooring, a column radiator and stairs rising to the first floor. Doors from the entrance hall open to the two principal reception rooms. The sitting room, which has a window to the front, features a central red brick inglenook fireplace with oak bressummer over and housing a recently fitted woodburning stove on brick hearth. To the side of this is a log store. There is a built-in storage cupboard, wall mounted lights, parquet flooring and column radiator. A door provides access to the cloakroom which has close coupled WC, wall hung basin with mixer tap over and tiled splashbacks, radiator and shelving. The dining room also has a window to the front, wall mounted lights, two column radiators and oak flooring. There is also a built-in boiler cupboard housing the wall mounted oil fired boiler. Off the dining room is a large understairs storage area also with oak flooring and with an obscured window to the rear. This area is currently used as a play room, but has previously been used as a study.

From the dining room steps lead to the kitchen/breakfast room - a beautiful room with windows to rear and fitted with a matching range of wall and base units incorporating a butler sink with ornate mixer taps over inset into oak worktops with tiled splashback. There is space for an electric range style cooker, also with tiled splashback, and with Rangemaster extractor hood over. There is also space for fridge freezer. A central island unit with pan drawers and cupboards acts as a breakfast bar. In addition is space and plumbing for washing machine and dishwasher, central ceiling light, column radiator and oak flooring. The stable door to the rear opens out onto the paved terrace.

Stairs from the entrance hall rise to the first floor landing where there is a window to the rear and doors off to the bedrooms. The principal bedroom is a lovely, dual aspect room with windows to the front and rear benefitting from secondary glazing and plantation shutters. There are exposed timbers, two built-in wardrobes with hanging rail and shelving, a further Airing Cupboard housing a pre-lagged water cylinder with slatted shelving, and a radiator. Bedroom two is a further double bedroom with window to the front with secondary glazing and plantation shutters, half panelled wall and radiator. Bedroom three has a window to the rear and radiator. The family bathroom has an obscured window the front and comprises roll top bath with ornate mixer tap and mains fed drencher shower over in tiled surround, wall hung basin with storage under and low level WC. There is also a towel radiator, built-in shelving, oak flooring, recessed lighting and extractor fan.



## Outside

Thicknesse Cottage is approached via a shared driveway from the road which in turn provides access to the private gravelled driveway where there is ample parking for several vehicles with a lawned garden and pretty raised beds. There is also access from here to the **single detached garage** and **log store**. The garage is of pre-fabricated construction with double opening doors to the front and with power and light connected. The oil tank is also located to the front of the property, discretely hidden behind a hedge.

The rear garden has been landscaped to provide a beautiful paved terrace area immediately to the rear of the property with steps leading up to the lawn which is flanked by cottage style beds to either side. From the rear garden there are outstanding views of the church. The property is enclosed by close-boarded fencing and there are a range of established flower and shrub borders. In addition is a vegetable patch. Further steps lead up to another seating areas with elevated views of the surrounding area and leading to a timber **summerhouse**. To the side of this is a gated access way (which is locked) to the rear with access to the public footpath leading to the church and also to the front of the properties.

















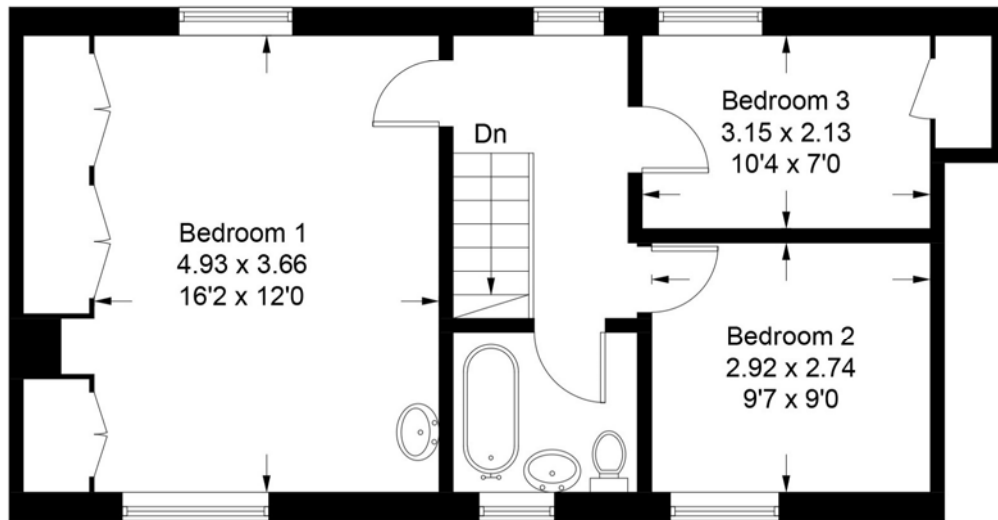




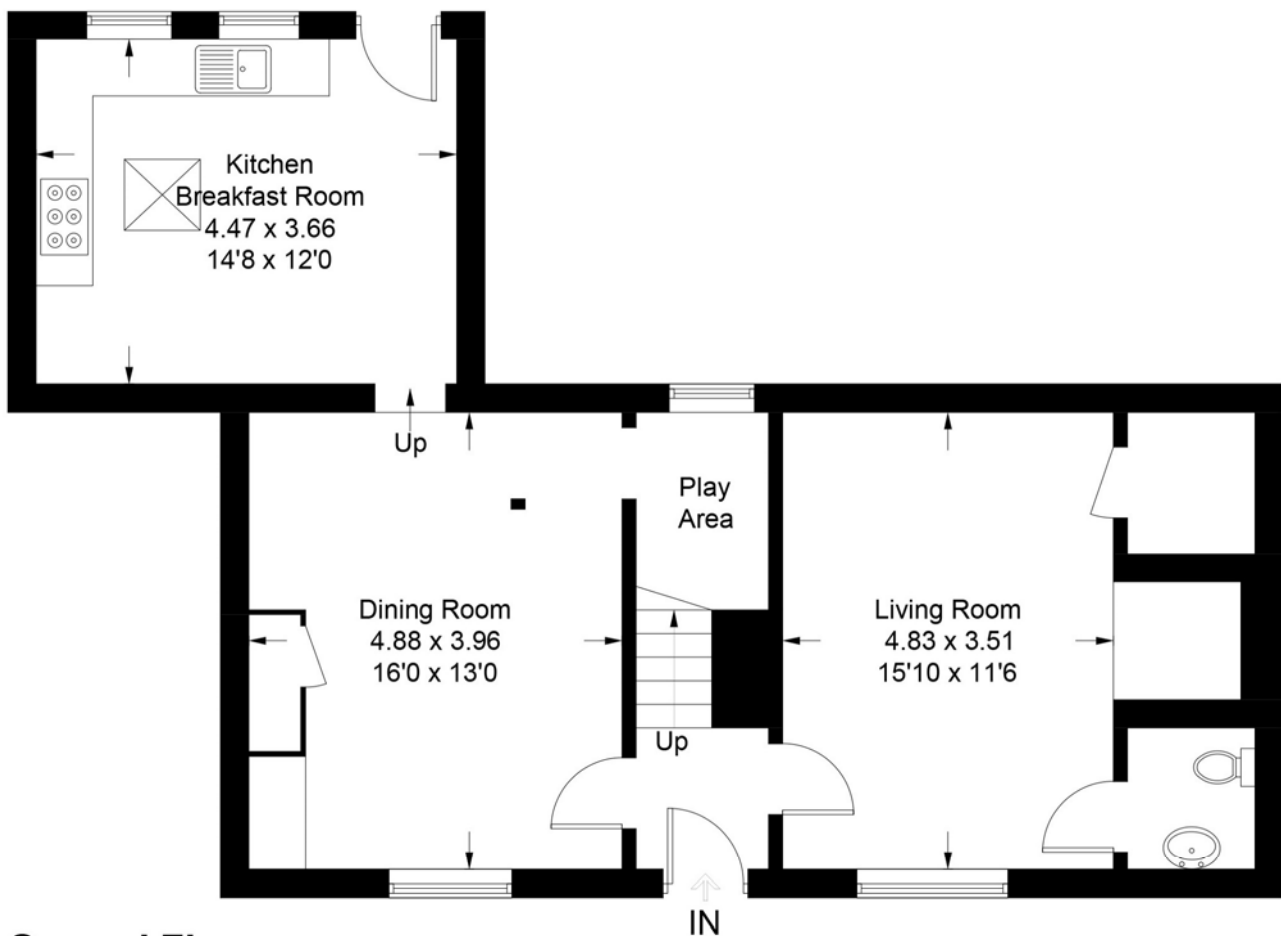


# Thicknesse Cottage, Tuddenham

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft



**First Floor**



**Ground Floor**





*Viewing* Strictly by appointment with the agent.

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

*Council Tax* Band D; £2,171.88 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.

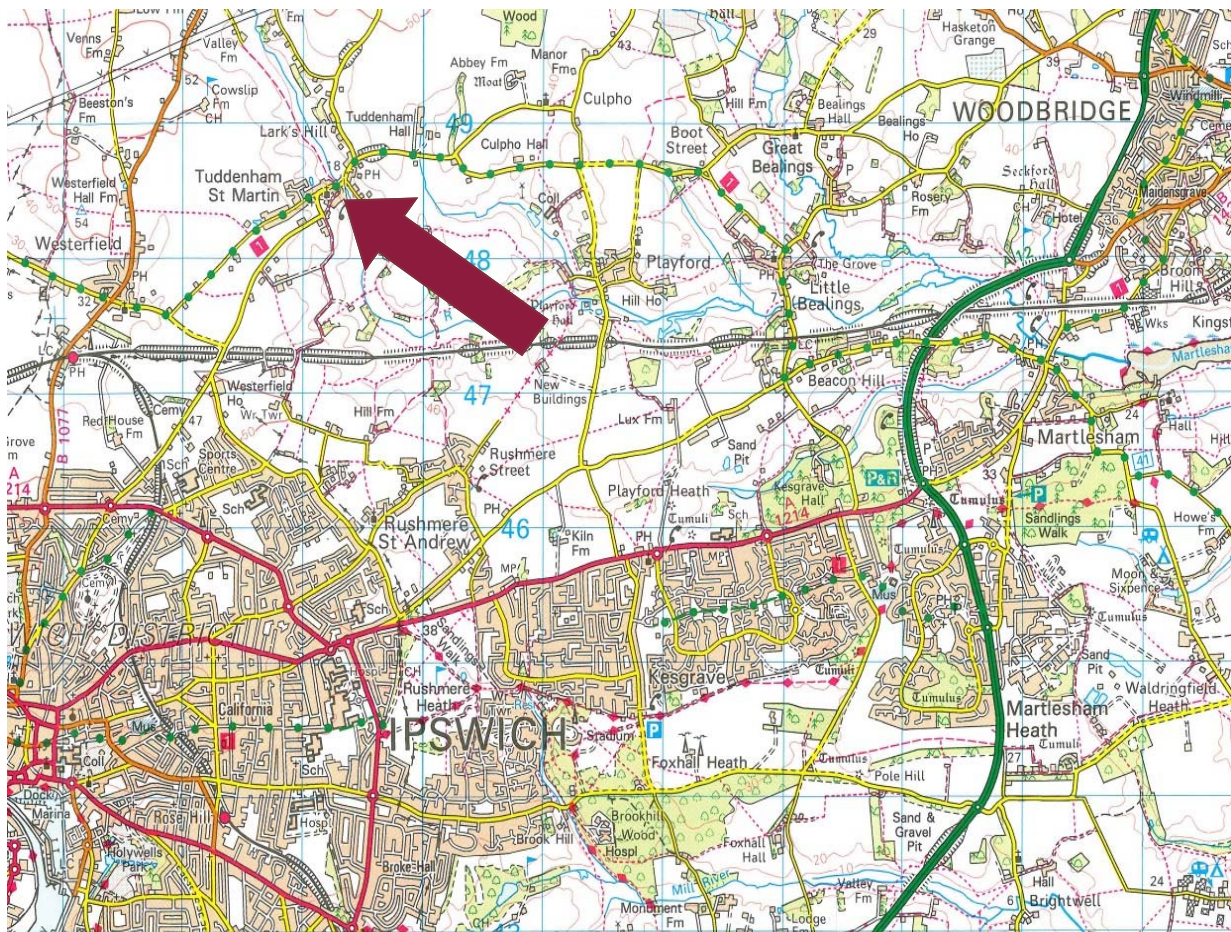
*August 2025*



## Directions

From the centre of the village with The Fountain public house on your left, cross the bridge and access to Thicknesse Cottage can be found immediately on your left hand side, identified by a Clarke & Simpson For Sale board.

For those using the What3Words app: [///plots.cares.lance](http://plots.cares.lance)



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