



Bramley Cottage



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## Bramley Cottage,

Little Glemham | Woodbridge | Suffolk

**GUIDE PRICE £650,000**

Set in the pretty village of Little Glemham offering outstanding countryside views, Bramley Cottage is a deceptively spacious and imposing four bedroom detached property with Annexe potential.

**LOCATION** Bramley Cottage is located in the heart of Little Glemham. The village has a popular local pub, The Lion Inn, as well as a fine Grade I listed church. Nearby Glemham Hall, once the home of Sir Thomas Glemham, holds a variety of events throughout the year. The neighbouring village of Marlesford is home to an excellent farm shop and café. The larger village of Wickham Market, just three miles away, has a variety of day-to-day shops and services, such as a Co-op Supermarket, primary school, library, dentist and health centre. The market town of Saxmundham is five miles away and has Tesco and Waitrose supermarkets. The nearest railway station is three miles away at Campsea Ashe and this has direct train services to Ipswich, with connecting services to London, Norwich and Cambridge. Suffolk's Heritage Coast Aldeburgh, with its beach, sailing, fine restaurants and golf course is just nine miles away. The world famous concert hall at Snape is also just four miles away.









## INTERIOR

An Entrance Door welcomes you into a spacious entrance hall with a large storage area under the stairs. To the left is the Sitting Room which is triple aspect having windows to the front and side and double doors leading into the Garden Room. The Sitting Room has a brick-built feature fireplace and hearth with an inset wood burner and either side are built in oak bookcases. The Garden Room has plenty of space for seating and dining and overlooks the garden and lovely rural views with double doors out to the garden. The Garden Room, as does the rest of the ground floor of the main house, has Karndean flooring with blinds to most of the windows. Off the hallway is a large downstairs cloakroom with built in units, wc and wash hand basin with plenty of space for coats and shoes. The Dining Room is off to the right and has two windows overlooking the front and an archway through to the Kitchen. This has an extensive range of cream wall and base units with wood effect laminate over, breakfast bar for two, built in double eye level oven, gas hob, integrated under counter fridge and dishwasher, ceramic one and a half bowl sink with mixer tap and window over. Archway through to a Utility Room with space for a washing machine and further appliances and further cream wall and base units. A door leads into a second Entrance Hall. This area of the house would make a perfect Annexe, but the current owners use the further Reception Room as a music room which has oak flooring and floor to ceiling bespoke, adjustable oak bookcases and a window to the front. There is a boot room at the rear of the Entrance Hall which has a door out to the garden and a window, houses the oil-fired Grant boiler, and could easily be subdivided as a kitchen for the annexe, if required. Off the Utility Room is a

lobby with a stable door leading out to the garden and stairs leading up to an Office, Double Bedroom which is dual aspect with lovely field views and along the corridor is a small shower room with shower cubicle and electric shower, wc and wash hand basin in a vanity unit with window above. There are storage eaves, one with a safe. Blackout blinds are fitted to the bedroom and office windows. Off the main Entrance Hall there are stairs leading up to a spacious landing which has an airing cupboard with pressurised water cylinder and shelving. There is an access ladder to a boarded roof space. The Main Bedroom is of a very generous nature having an arched window overlooking the fields to the side and a window to the front. There is a built-in wardrobe cupboard with hanging rails and TV point. An En Suite Shower Room comprises a walk-in shower cubicle with gravity fed shower and handheld attachment, wc, wash hand basin in a vanity unit with a window over and heated towel rail. A large, shelved cupboard gives plenty of additional storage. There are two further double bedrooms. The rear bedroom overlooks the paddocks, with fitted wardrobes and a storage cupboard with a safe. The other bedroom overlooks the front and also has a TV point. The Family Bathroom has a four-piece suite comprising walk in gravity fed shower cubicle, shaped bath, wc and wash hand basin and a window overlooking the fields. This completes this extremely spacious accommodation and would suit a variety of purchasers including dual families having the annexe potential.









## EXTERIOR

To the front of the property is a shingled drive with parking for several vehicles, security lights and an outside tap. There is a spacious side garden, with patio area, mainly laid to lawn and a rear garden with larger patio area, well stocked with shrubs, plants and trees, all with lovely countryside views, an outside tap and a large shed. There is a further shed and a log store, with a pathway that gives access back round to the front.

## PROPERTY INFORMATION

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

Tax Band: E

EPC: E

Post Code: IP13 0BD

**SERVICES** Oil fired central heating, woodburner to Sitting Room, private treatment plant, mains water and electric and two LPG cylinders for the kitchen hob.

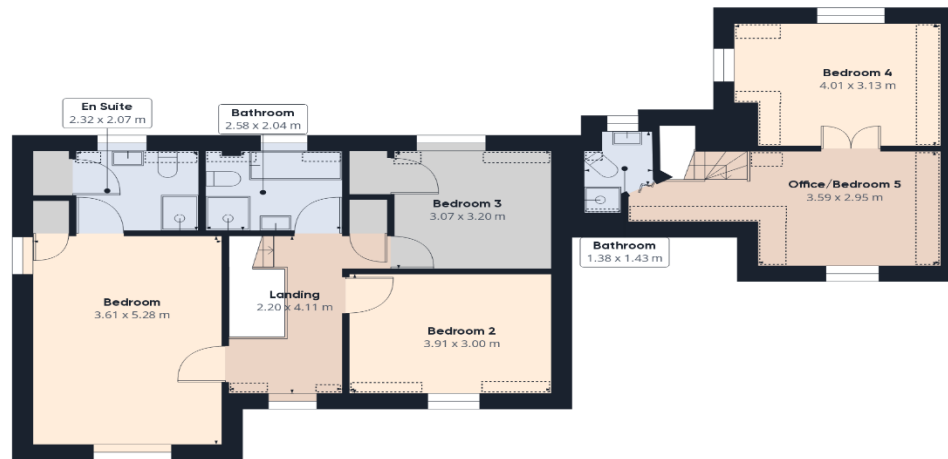
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1



Approximate total area<sup>††</sup>  
217.79 m<sup>2</sup>

Reduced headroom  
10.71 m<sup>2</sup>

Excluding balconies and terraces

†† Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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