

*A large detached three-bedroom period cottage situated within ground of 1.2 acres, with substantial garaging and a studio.*

Guide Price  
£595,000 Freehold  
Ref: P7106/C

Laxden Lodge  
Wells Corner  
Laxfield  
Woodbridge  
Suffolk IP13 8EF



Hallway, sitting room, snug/study, dining room, kitchen, boiler room and cloakroom.

Three first floor bedrooms and bathroom.

Delightful mature grounds extending to approximately 1.2 acres, with substantial pond, ample off-road parking, a double garage and workshop.

Outbuilding with open bay and two garages, with studio above.

Contact Us



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## Location

Laxden Lodge is located on the boundary of the parishes of Dennington and Laxfield, being the border of East Suffolk and Mid Suffolk District Council. Whilst the postal address is Laxfield, the property has been deemed to be within the parish of Dennington, and the Council Tax is paid to East Suffolk Council. The village of Dennington, with its primary school and highly regarded public house, The Queen, lies approximately 3 miles from the property. Laxfield is approximately 1.5 miles from Laxden Lodge and has a small Co-op store, two public houses and a primary school.

The property is only 5.5 miles from the sought after medieval market town of Framlingham, which is best known for its Norman castle. Framlingham is home to a good selection of independent shops and businesses, including cafes, restaurants, hairdressers, an antique shop, travel agency and delicatessen. It is also home to The Crown Hotel, Barclays Bank and a Co-op supermarket. Off the market hill are a number of other businesses providing day-to-day services, including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both highly regarded. There is also Framlingham College.

The town of Diss is 15 miles from the property and offers Tesco, Morrisons and Aldi supermarkets, as well as a range of other shops and services, along with a railway station offering direct services to London's Liverpool Street Station. The county town of Ipswich is approximately 21 miles away, and the Heritage Coast—with all that it has to offer—is just 16 miles away.

## Description

Laxden Lodge is an attractive, large, period cottage of timber-framed construction with cement rendered elevations under a pantile roof. It has the advantage of not being listed, albeit it has a number of period features throughout including inglenook fireplaces and exposed timbers. It offers modern conveniences such as UPVC double-glazed windows and an oil-fired central heating system. During the vendors' time, they have improved the property and added an extension, which is a good-sized snug or study that opens out to the garden. On the ground floor, as well as the snug/study, there is a sitting room, dining room, kitchen, cloakroom and boiler room. On the first floor are three bedrooms and a bathroom.

Externally, the property stands in pretty grounds extending to 1.2 acres. These are enclosed by hedging and contain a substantial pond. Within the grounds is ample parking, a double garage and workshop, and also a further outbuilding constructed during the vendors' time. This consists of three bays, two of which are fully enclosed. Above this is a studio.



## The Accommodation

### *The Cottage*

#### Ground Floor

A peg tiled porch leads to the main door that opens to the

#### *Hallway*

East facing window overlooking the driveway. Exposed timbers and brick flooring. Radiator. Stairs to first floor landing. Doors lead to the sitting room, dining room and

#### *Cloakroom*

East facing window with obscured glazing. WC and hand wash basin.

#### *Dining Room* 10'11 x 10'11 (3.33m x 3.33m)

West facing window to the front of the property. Large alcove with further west facing window. Blocked inglenook fireplace with canopy and bressummer beam above. Exposed beams and studwork. A door opens to the





*Kitchen* 18'6 x 12'1 (5.64m x 3.68m)

East and west facing windows. Low-level wall units with granite worktops and butler sink with tap over. Two-oven oil-fired Aga (currently decommissioned). Electric oven with four-ring halogen hob above. Tiled flooring. Radiator. Exposed beams and studwork.



*Boiler Room*

Comprising oil-fired boiler and door to exterior.

A door from the hallway opens to the

*Sitting Room* 18'2 x 13'11 (5.54m x 4.25m)

South facing bow window and west facing window. Brick fireplace with beam above which is home to a wood burning stove on a brick hearth. Radiators. Wall light points. Exposed timbers. A door opens to the





*Snug/Study* 16'5 x 13'1 (5.00m x 3.98m)

A spacious extension to the house with east, south-east and south facing windows with lovely views over the garden. French doors opening out to the patio. Brick fireplace with bressummer beam above which is home to a wood burning stove. Tiled flooring.



From the ground floor hallway, the stairs rise to the



## First Floor

### *Landing*

East facing windows. Wall light points. Built-in airing cupboard with slatted shelving and pressurising tank for the central heating circuit. Doors lead off to the three bedrooms and bathroom.

### *Bedroom One* 18'4 x 14'0 (5.58m x 4.26m)

A spacious triple-aspect double bedroom with east, south and west facing windows with fine views over the garden and adjacent countryside. Exposed beams. Fitted wardrobe with hanging rail and shelf above. Radiator. A door opens to an

### *En-Suite Cloakroom*

Comprising WC and hand wash basin with cupboards and drawers below. Radiator. West facing window to obscured glazing.



### *Bedroom Two* 14'10 x 11'8 (4.51m x 3.56m)

A double bedroom with west facing window with views over the farmland. Exposed beams and radiator.



*Bedroom Three* 11'7 x 7'8 (3.54m x 2.33m)

A single bedroom with west facing window, again enjoying lovely views. Exposed beams, radiator and hatch to roof space.



*Bathroom*

Comprising bath with electric shower above and glazed screen. WC and hand wash basin. Radiator. Part tiled walls. East facing window with obscured glazing.





## Outside

The property is approached off the Framlingham road via double gates that lead to a shingle parking area for ample vehicles. Adjacent to this is the **double garage**, which is of block construction under a tiled roof. It has two up-and-over garage doors to the front and measures approximately 19'8 x 18'7. To one side is a window overlooking the garden, as well as a personnel door. There is storage above. Power and light are connected. To the rear of the garage is a door that provides access to a **workshop**. This measures 18'7 x 7'10 and has a window overlooking the pond and grounds, along with a personnel door. Again, power and light are connected. Adjacent to the garages is a range of woodstores.

From the parking area, a five-bar gate provides access to the garden. This delightful area which, in total, extends to approximately 1.2 acres, is laid to grass and fully enclosed by mature hedging. There is an abundance of mature trees and a lovely pond bordered by wild flowers. Within the grounds is a caravan (which will remain), an historic pillbox and an excellent **outbuilding**. This is of timber-framed construction on a brick plinth and is triple-bay. The first bay is open-fronted and measures approximately 17'7 x 8'7. Adjacent are two enclosed bays with double doors to the front. This measures 17'7 x 17'7. Power and light are connected.



To one end of the outbuilding are stairs leading up to the **studio**. This is ideal as an artist's studio or den and has conservation skylights to the north and south, as well as an east facing window overlooking the pond and grounds. Power and light are connected.



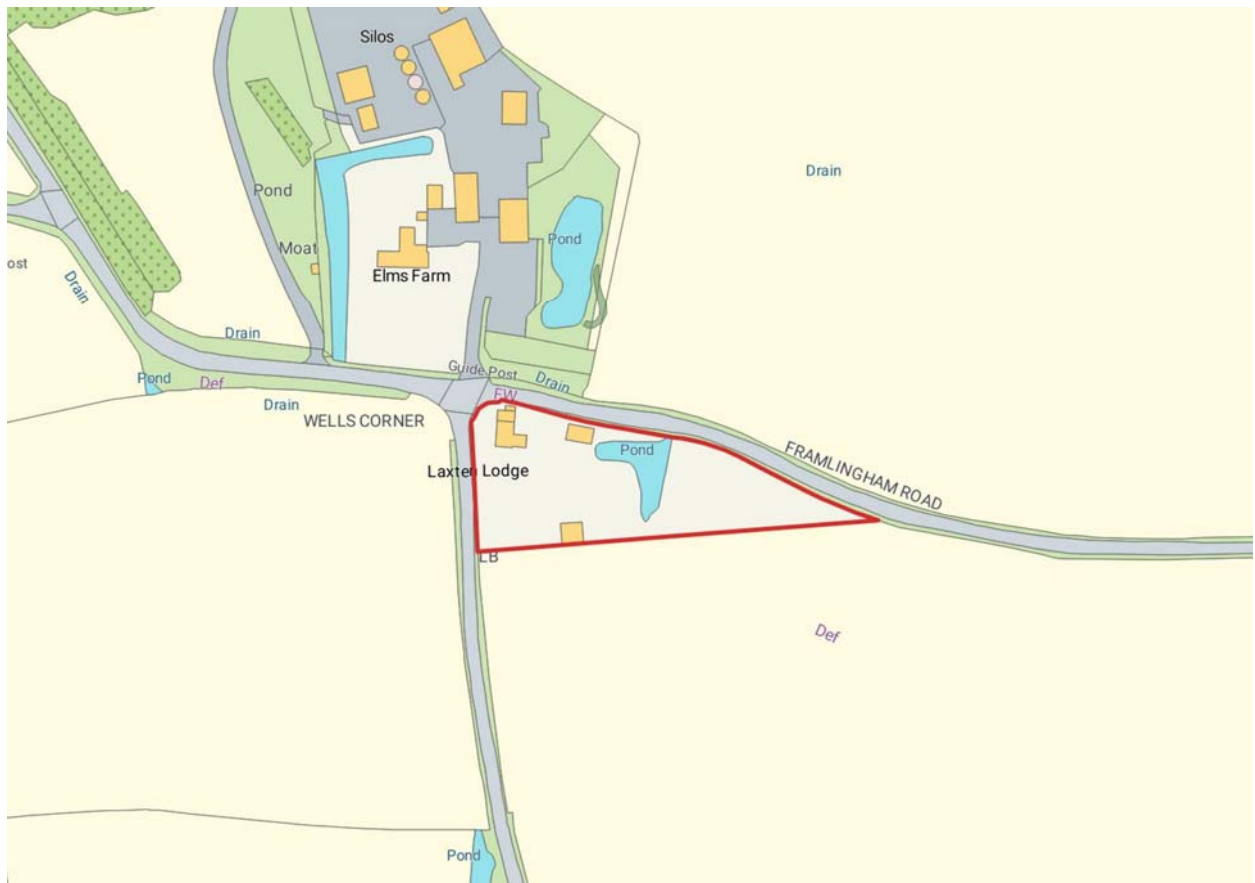








Site Plan (Indicative Only)





## Laxden Lodge, Laxfield

Approximate Gross Internal Area = 181 sq m / 1941 sq ft

Garage = 48 sq m / 522 sq ft

Outbuilding = 60 sq m / 645 sq ft

Total = 289 sq m / 3108 sq ft



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**Viewing** Strictly by appointment with the agent. Please adhere to current Covid guidelines.

**Services** Mains water and electricity.

Oil fired central heating—new boiler installed in 2018 and under warranty until September 2025.

Private drainage system—whilst the agents have been informed that the system works in a satisfactory manner, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant. The price of this has been taken into account within the guide price.

**EPC Rating** E (full report available from the agent).

**Council Tax** Band F; £2,867.67 payable per annum 2023/2024.

**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.

May 2023



## Directions

From Framlingham, proceed in a northerly direction on the B1116 towards Dennington. At the T-junction with the A1120 turn right and then immediately left onto the B1116. Continue for approximately 3 miles and turn right next to Les Cotton Contractors. Laxden Lodge will be found on the right hand side of the road. For those using the What3Words app: [///starlight.tumble.piglets](https://www.what3words.com/#!/en-gb////starlight.tumble.piglets).



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