

A four bedroom, period detached house situated in the very centre of Wickham Market and benefitting from good sized garden, garaging, and garden room.

Guide Price
£425,000 Freehold
Ref: P7249/C

Marlow House
38 High Street
Wickham Market
Suffolk
IP13 0QS



27'4 x 15'5 sitting room, dining room, kitchen, downstairs cloakroom and cellar.

Bedroom one with en-suite bathroom, second double bedroom, bathroom and cloakroom. Landing room.

Two second floor attic bedrooms and landing room.

Off road parking, garage, garden room and grounds of 0.23 acres.

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Location

The property is set along the high street, a short distance from the centre of the popular and well regarded village of Wickham Market. This thriving community offers a range of local businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. 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. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing 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. 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.

Description

Marlow House is a Grade II Listed dwelling dating from the 16th Century. It is predominantly of timber framed construction with rendered elevations under a peg tiled roof. A historic brick extension was added under a slate roof. Internally, the house offers an abundance of period features and as well as a large sitting room measuring 27' x 15', there is a dining room, kitchen with an Aga, cloakroom and cellar. On the first floor is a landing room, two double bedrooms, an en-suite bathroom, family bathroom and cloakroom. On the second floor is a further landing room, and two double bedrooms. Whilst the house is charming, an incoming buyer may choose to carry out a sympathetic, general modernisation programme, subject to the normal consents.

Outside, there is off road parking, an excellent garden room, a large garage and mature grounds extending to 0.23 acres.

The Accommodation

The House

Ground Floor

A partially glazed front door opens to the reception hall. Doors to the sitting room and dining room.

Sitting Room 27'4 x 15'5 (8.33m x 4.70m)

A particularly spacious triple aspect room with north-west, north-east and south-east facing windows with secondary glazing. Fitted bookshelves. Inglenook fireplace with bressummer beam above, flanked on one side by a shelved alcove. Radiators.





Dining Room 15'5 x 13'4 (4.70m x 4.06m)

North-west and south-east facing windows with secondary glazing. Radiators. Wall light points. Stairs to the first floor landing. Built-in shelved cupboard. Door to the inner lobby.





Inner Lobby

Door opening to the kitchen, downstairs cloakroom. Built-in cupboards with shelving. Door to the cellar.

Cloakroom

WC. Hand wash basin with cupboard below.

Kitchen 15'5 x 9' (approx.) (4.70m x 2.74m)

A part vaulted, heavily timbered room with south-east and south-west facing windows overlooking the grounds. Wall units with wood block work surface and Butler sink with mixer taps above. Space and plumbing for a washing machine, fridge and dishwasher. Free standing dressers. Gas fired two oven Aga. Door to the exterior.





Cellar

Comprising two rooms measuring 8' x 8' (2.44m x 2.44m) and 13' x 8' (3.96m x 2.44m) with a minimum ceiling height of 5'3 (1.6m). Fitted safe.

The stairs in the dining room rise to the First Floor landing room.

First Floor

Landing Room 14'5 x 11'6 (4.39m x 3.51m)

This can be used as a further reception room and has a north-west facing window with secondary glazing and radiators. Doors lead off to two bedrooms, the bathroom and cloakroom. Stairs lead to the second floor.



Bedroom One 19' x 15'3 (5.79m x 4.65m)

South-east facing windows. Exposed timbers. Radiator. Brick fireplace. Built-in wardrobe. Radiator. Door to the en-suite.



En-Suite Bathroom

Bath, hand wash basin with cupboards below and WC. South-west facing window and north-west facing skylight. Radiator. Built-in airing cupboard with lagged hot water cylinder and slatted shelving.

Bedroom Two 16' x 12'2 (4.88m x 3.71m)

A double bedroom with north-east facing window with secondary glazing. Radiator with cover. Cupboards housing hand wash basin and the gas fired boiler. Built-in wardrobe.



Bathroom

Comprising bath with shower above and glazed screen, WC and hand wash basin with cupboard below. South-east facing window with secondary glazing. Radiator.



Cloakroom

WC, hand wash basin and radiator. South-east facing window with secondary glazing.

Second Floor

Landing Room 13'7 x 11' (4.14m x 3.35m)

Fitted shelving. Vaulted ceiling with exposed timbers and chimney breast. South-east facing dormer window with secondary glazing. Radiator. Doors lead off to bedrooms three and four.



Bedroom Three 14'5 x 11' (4.39m x 3.35m)

A dual aspect double bedroom with north-east and south-east facing windows with secondary glazing. Vaulted ceiling with exposed timbers. Radiator.

Bedroom Four 14' x 10'11 (4.27m x 3.33m)

A double bedroom with vaulted ceiling and exposed timbers. South-west and south-east facing window with secondary glazing. Radiator. Fitted wardrobe.



Outside

The house stands gable end onto the road and to the south-east of the house are gates and a narrow shingle drive that lead to the parking and garden. Much of the garden is enclosed by high level historic red brick walls. As well as the shingle parking area, there is garden that is laid to lawn that contains mature trees. The gardens include a garage which is of block construction with weatherboarded elevations under a pan tiled roof. It measures 17' x 11' and has double doors to the front as well as a window. Power is connected.

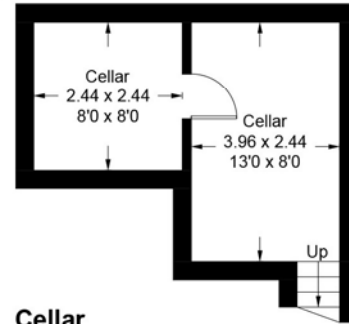
In addition is a garden room that measures 14'11 x 9'. It has wall to wall glazing to the south-west and south-east, as well as a vaulted ceiling. It is ideal as a studio, home office or an area for summer drinks.



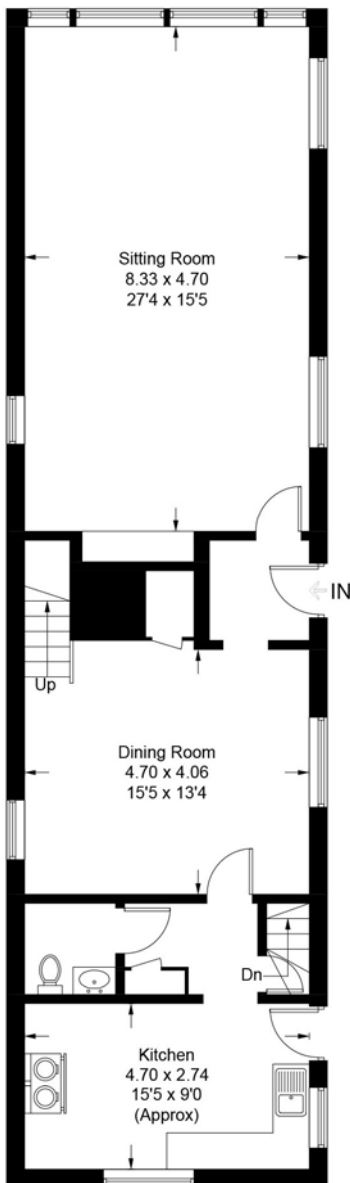


Marlow House, Wickham Market

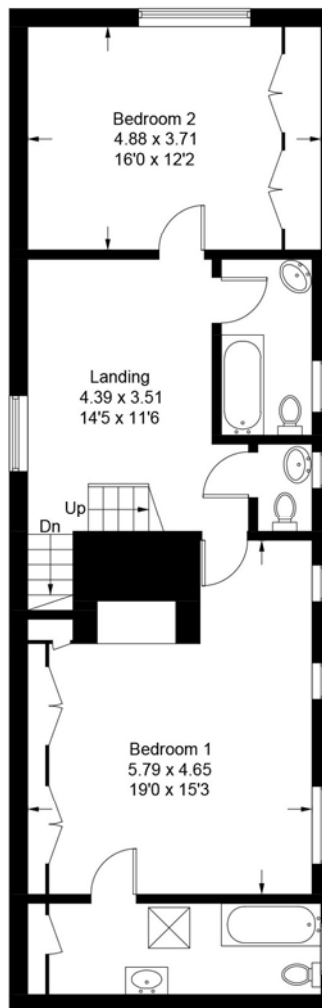
Approximate Gross Internal Area = 213.0 sq m / 2293 sq ft
Cellar = 16.7 sq m / 180 sq ft
Total = 229.7 sq m / 2473 sq ft



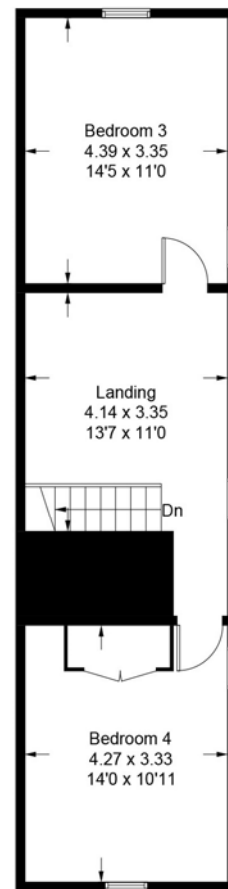
Cellar



Ground Floor



First Floor



Second Floor



Viewing Strictly by appointment with the agent.

Services Mains water, electricity and gas. Gas fired central heating and Aga.

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 = none, as the property is Grade II Listed

Council Tax Band F; £3,072.33 payable per annum 2024/2025

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 land adjacent to the rear garden has planning for the construction of a single dwelling and works are underway.

March 2024

Directions

We recommend that those viewing the property park on the market hill in Wickham Market and then walk in southerly direction towards the Post Office and Co-Op. Shortly before the Post Office, Marlow house will be found on the right hand side.

What3Words location: ///chickens.crafted.reactions



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