Chartered Surveyors / Estate Agents

Clarke & Simpson









The Cottage, High Street, Laxfield, Suffolk, IP13 8DX

A two bedroom, extended detached period cottage, located on the high street and close to the amenities of the popular and sought after village of Laxfield.

Guide Price £325,000 Freehold

P7801/B

Summary

Entrance hall, sitting room, dining room, kitchen and garden room. Walk in pantry/utility and ground floor bathroom. Two first floor bedrooms. Private driveway providing off-road parking. Enclosed cottage style garden to the rear.

Location

The Cottage is located on the high street in the heart of the popular village of Laxfield. Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with inter-city rail services to London's Liverpool Street Station is within about 14 miles.

Description

The Cottage is a charming two-bedroom extended writer's cottage, centrally positioned in the heart of the highly sought-after village of Laxfield. The well-proportioned accommodation is arranged over two floors and comprises an entrance hall, three reception rooms including a spacious garden room, a kitchen with separate pantry/utility, and a ground-floor bathroom. To the first floor are two bedrooms, one of which is a good size landing bedroom. The Cottage has been well maintained throughout the current vendor's 25 years of ownership and benefits from a complete re-roofing carried out in September 2025. While well cared for, the property would now benefit from a degree of updating and modernisation. A particular highlight is the large garden room to the rear, featuring a solid roof and wooden flooring, which provides an additional sitting or dining area. This space enjoys views over the charming cottage-style garden, which offers a degree of privacy.

The front door opens into an entrance hallway with a side window, tiled flooring and a glazed door leading through to the sitting room. The sitting room has windows to the front with secondary glazed panels, a wall-mounted radiator and features a red-brick fireplace with open grate and brick hearth, flanked by a range of built-in bookshelves. A door from the sitting room leads into the dining room, which benefits from an ornate cast-iron feature fireplace with wooden mantel and surround, flanked by cupboards and bookshelves. From here, a door opens into a small utility area/pantry, providing useful shelving and space for appliances and a window. An opening from the dining room leads into the kitchen, which has side-facing windows and a range of fitted, hand-built base units with tiled worktops and shelving above.





There is a stainless-steel single sink with twin drainer and mixer tap over, tiled splashbacks, space and plumbing for a washing machine, and space for an electric cooker. A partially glazed door from the kitchen leads into the garden room, which features a solid roof, with windows to three sides and French-style doors opening onto the cottage garden. The room has wooden flooring with underfloor heating and includes a built-in storage cupboard with a side window. Also accessed from the dining room is an inner lobby with built-in bookshelves and coat hooks, leading to the ground-floor bathroom. The bathroom is fitted with a coloured suite comprising a bath, pedestal wash hand basin and low-level WC, along with a heated towel radiator and a side-facing window.

From the dining room, a door leads to a discreet stairwell with cottage-style stairs typical of a property of this age, rising to the first-floor landing. The large landing is currently used as a home office and features a range of fitted bookshelves, a built-in airing cupboard housing a pre-lagged hot water cylinder with slatted shelving, and access to the loft. A door from the landing leads into the main bedroom, which has windows to the front and side elevations, two fitted wardrobes with hanging rails, and partially exposed studwork beams. The room also includes a further small loft hatch.

Outside

The property occupies a convenient position and is attractively set back from the road behind double gates, which open onto a gravel driveway providing off-road parking for several vehicles. The driveway is bordered by a range of beds with an eclectic range of mature shrubs and well-established plantings. There is also a timber shed and a discreet oil tank. Gated side access leads to the rear of the property. Beyond the side gate there is a further large timber shed with wood store and a gravelled seating area. The rear garden is private and unoverlooked, laid out in a traditional cottage-style with established shrub and flower borders. Through an archway lies an additional lawned area with flower and shrub borders, where there is also a pergola with a trailing vine and a paved terrace, ideal for outdoor seating and dining. An outside tap is also provided.

Directions

Approaching Laxfield from Framlingham Road, continue straight ahead into the village. With the primary school on your left-hand side, proceed to the junction by the war memorial. Turn right, and the cottage can be found a short distance along on the right-hand side, identified by a Clarke & Simpson For Sale board.

For those using the What3Words app: ///tributes.cubic.prefect













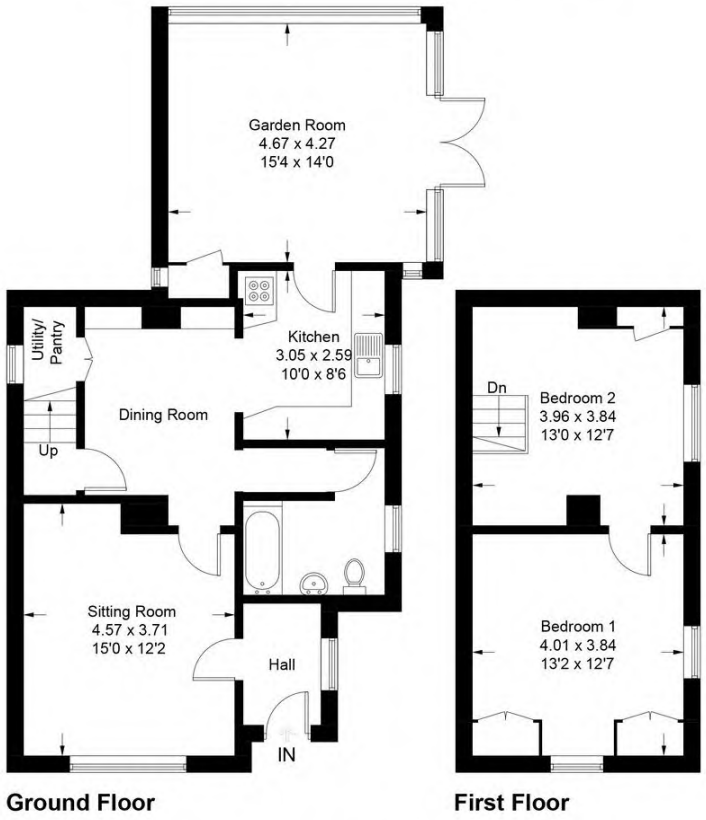






The Cottage, Laxfield

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft



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Viewing Strictly by appointment with the agent.

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

Council Tax Band C; £2,072.67 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

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.



Clarke & Simpson

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