



Jackson & Co



## Post Office Lane

Martlesham, Woodbridge, IP12

Guide Price £325,000

Set in a delightful semi-rural location, this beautifully updated detached cottage offers the perfect blend of modern comfort and timeless character. Quirky, charming, and full of personality, the property has been fully updated throughout, including a newly fitted kitchen and bathroom, while carefully retaining its original features such as exposed beams and characterful details.



# Property Features

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- Driveway & Parking
- Detached
- Superb location
- Modernised & Improved
- Must be viewed

# Full Description

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## DESCRIPTION

Set in a delightful semi-rural location, this beautifully updated detached cottage offers the perfect blend of modern comfort and timeless character. Quirky, charming, and full of personality, the property has been fully updated throughout, including a newly fitted kitchen and bathroom, while carefully retaining its original features such as exposed beams and characterful details.

The welcoming entrance hall with an open staircase rising to the first floor. Steps lead down into the kitchen, with a door providing access to the stylish ground-floor bathroom.

The newly fitted kitchen is both modern and practical, offering a range of base and eye-level units, generous worktop space, and room for all essential appliances. A standout feature is the open staircase, adding to the

cottage's unique charm, while a front-facing window enjoys idyllic views across the neighbouring paddock - often home to horses - creating a wonderful countryside feel. The kitchen opens into the lounge, making the space ideal for everyday living and entertaining.

The cosy lounge is rich in original character, featuring exposed beams - perfect for relaxing evenings. A front window again takes full advantage of the lovely rural outlook.

Upstairs, the first-floor landing and two well-proportioned bedrooms continue the theme of character and charm, with exposed beams and front-facing windows overlooking open greenery. The main bedroom also benefits from a built-in cupboard for additional storage.

The newly fitted ground-floor bathroom has been thoughtfully updated and includes a bath with shower attachment, wash basin, WC, heated towel rail, and stylish tiled flooring and walls.

Outside, there is a driveway to the side. To the rear, a fully enclosed pretty cottage garden provides a private space for sitting, entertaining, or enjoying the peaceful surroundings, complemented by mature shrubs, borders, and a garden shed.

Located in the sought-after village of Martlesham, the cottage enjoys a tranquil setting while remaining close to local amenities, countryside walks, and excellent transport links - making it an ideal home for those seeking character, comfort, and convenience.





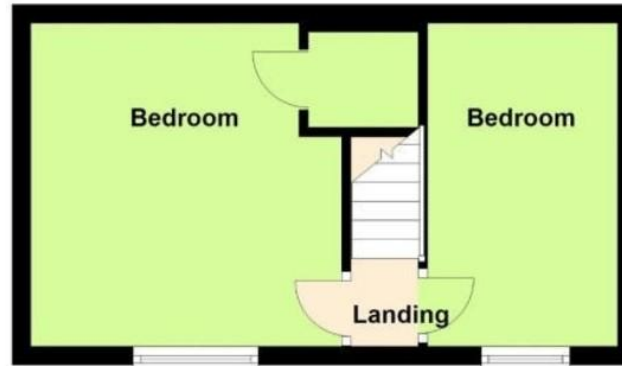
## Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



## First Floor

Approx. 22.1 sq. metres (237.6 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements