



Jackson & Co



## The Street

Tuddenham, Ipswich, IP6 9BT

£500,000

A charming Grade II listed cottage set within the highly regarded village of Tuddenham, offering an exceptional blend of period character and modern comfort. The property benefits from off-road parking, a detached garage, and a versatile summer house — ideal for today's flexible lifestyles.

Thicknesse Cottage is a beautifully presented Grade II listed home that effortlessly combines historic charm with thoughtful modern upgrades. Rich in character, the property features exposed beams, an impressive red brick inglenook fireplace with oak mantel and log burner, traditional cottage doors, and Victorian-style radiators throughout.



# Property Features

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- Three bedrooms
- Cloakroom
- Large driveway
- Stunning views
- Internal viewing

## Full Description

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### DESCRIPTION

Despite its period charm, the cottage has been carefully enhanced for modern living. The stylish shaker-style kitchen includes oak worktops, a central island, and oak flooring, while the bathroom offers a classic Victorian-inspired suite. Additional benefits include central heating and secondary glazing to selected windows, ensuring year-round comfort.

The accommodation is both versatile and well-proportioned. The ground floor comprises an inviting entrance hall, two characterful reception rooms, a kitchen/breakfast room ideal for entertaining, a useful study area, and a cloakroom. Upstairs are three bedrooms and a beautifully appointed family bathroom. This is a home with a wonderful sense of warmth and atmosphere, perfectly suited as a main residence, countryside retreat, or charming second home.

### Location

Tuddenham St Martin is a popular and picturesque village located to the north of Ipswich, renowned for its rural charm and community feel. The village is home to the well-regarded Tuddenham Fountain public house and offers scenic walks through the stunning Fynn Valley.

Fynn Valley Golf Club is approximately 2.5 miles away and also features the Café Terrace, open for breakfast and lunch. The historic market town of Woodbridge lies around 6 miles away, offering a wide range of independent and national shops, pubs, restaurants, a cinema, sports centre, and the iconic Tide Mill on the River Deben.

Ipswich, just 3 miles away, provides extensive shopping, leisure facilities, and a mainline rail service to London Liverpool Street, making this an excellent location for both commuters and those seeking a village lifestyle with convenient connections.

### Accommodation

#### Entrance Hall

Front door, access to principal rooms, stairs to the first floor.

#### Cloakroom

Low-level WC, wash hand basin with mixer tap, shelving, oak flooring.

#### Sitting Room (4.80m x 4.27m)

A cosy yet spacious reception room featuring a striking red brick inglenook fireplace with oak mantel and log burner, exposed beams, parquet flooring, Victorian-style radiator, built-in storage, and front aspect window.

#### Dining Room (4.60m x 4.09m)

A charming space for entertaining with exposed beams, oak flooring, two Victorian-style radiators, front aspect window, and an understairs study area with rear window. Opens through to the kitchen.

#### Kitchen/Breakfast Room (4.47m x 3.63m)

A light and characterful kitchen with shaker-style units, oak worktops, Butler sink, central island with seating, skylight, stable door to the garden, exposed beams, and space for a range-style cooker and appliances.

#### First Floor Landing

##### Bedroom One (4.98m x 4.32m)

A generous dual-aspect principal bedroom with exposed beams, fitted wardrobes, airing cupboard, radiator, carpet flooring, and bespoke wooden shutters.

##### Bedroom Two (2.90m x 2.72m)

Front-facing bedroom with exposed beams, bespoke shutters, radiator, and carpet flooring.

##### Bedroom Three (3.10m x 2.18m)

Rear-facing bedroom with exposed beams, radiator, carpet flooring, and built-in storage.

#### Bathroom

A beautifully styled bathroom featuring a roll-top claw-foot bath with shower over, Victorian-style WC and wash basin, heated towel rail, exposed beams, oak flooring, and front aspect window.

#### Outside and Gardens

The property is set back from a quiet lane and approached via its own private driveway, providing off-road parking for several vehicles and access to a detached garage. The rear garden is thoughtfully landscaped, featuring a sandstone patio ideal for alfresco dining, raised flower and shrub beds, and steps leading to a lawned area. A large timber summer house sits at the rear of the garden and offers excellent versatility, having previously been used as a gym, home office, and studio.





# Thicknesse, The Street, Tuddenham, IP6 9BT



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