



## Rendham, Saxmundham

Guide Price £595,000

- Immense Charm and Character
- Large Annex/Studio with Shower Room
- Ground Floor Bath and Shower Rooms
- Three Double Bedrooms
- Double Garage & Carport
- LPG Central Heating & Double Glazing
- Private Gardens
- Shaker Style Kitchen
- EPC - F

# The Green, Rendham

An utterly charming detached thatched cottage overlooking the village green.

Rendham is a village situated on the River Alde which has a parish church, White Horse Public House, village hall a very popular village shop and café (Juniper Barn). Rendham is a vibrant and active village, home to lively cycling and walking groups, with easy access to boules, tennis, and bowls clubs in the neighbouring village. It is situated approximately two and a half miles to the west of the market town of Saxmundham and about four miles east of the most attractive town of Framlingham with its Market Square and castle. The railway station at Saxmundham lies on the East Suffolk line and gives both direct and connecting services via the county town of Ipswich to London Liverpool Street. There are also Waitrose and Tesco supermarkets in Saxmundham. Excellent educational facilities are available in the near locality including a primary school in Saxmundham, high schools in Framlingham (Thomas Mills) and Leiston, as well as private schools at Brandeston and Framlingham College, Woodbridge School and St George's School at Reydon near Southwold. For those with leisure interests in mind, the area abounds with opportunities including coastal and woodland walks at nearby Dunwich Forest, bird watching at the internationally renowned RSPB Minsmere Bird Reserve and the Dunwich Heath National Trust Reserve.



Council Tax Band: F



## DESCRIPTION

A Picture-Perfect 16th Century Thatched Cottage Overlooking The Knoll

Nestled in a prime position overlooking the tranquil village green known as The Knoll, this utterly charming detached thatched cottage is a rare gem. Believed to date back to the 16th century, the property showcases a delightful blend of period character and modern comfort.

Constructed with a traditional timber frame and Flemish bond brickwork, the cottage features colour-washed elevations beneath a beautifully maintained thatched roof. Gracefully curved eyebrow dormer windows punctuate the roofline, adding softness and architectural interest.

Lovingly preserved, the interior is rich with historic detail—from exposed timber framework and brick floors, to latch doors and multiple inglenook-style fireplaces, creating a warm, timeless atmosphere. The cottage is set behind neatly trimmed hedgerow, while an exceptional mature wisteria adorns the east and south elevations, adding vibrant seasonal colour and scent.

The cottage garden is a horticultural haven, boasting a profusion of flowering plants and shrubs, a screened sandstone-paved patio, and a tranquil water feature—perfect for peaceful outdoor living. To the rear lies a private west-facing courtyard, a true sun trap ideal for entertaining or quiet retreat.

Beyond the garden, a shingle driveway leads to a substantial double garage and carport, with an impressive annex/studio above. This versatile space benefits from gas central heating and

includes an open-plan living/kitchen/dining area, a shower room, and offers a wealth of potential for guest accommodation, a home office, or creative studio.

## ACCOMMODATION

Inside the main house, a stable door opens to a welcoming hallway. The kitchen is thoughtfully fitted in a classic Shaker style, with integrated appliances and polished stone work surfaces. Three elegant reception rooms—the sitting room, dining room, and snug—all feature inviting fireplaces and offer flexible, characterful living spaces.

At the rear, you'll find separate bath and shower rooms, a study, and a practical utility room. Two staircases provide access to the first floor, which hosts three generously proportioned bedrooms, all enjoying views over the village green. Two of the bedrooms feature bespoke fitted wardrobes, combining style with storage and the landing hosts a separate WC.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently F.

## SERVICES

Mains water and electricity, private drainage. Propane gas central heating.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

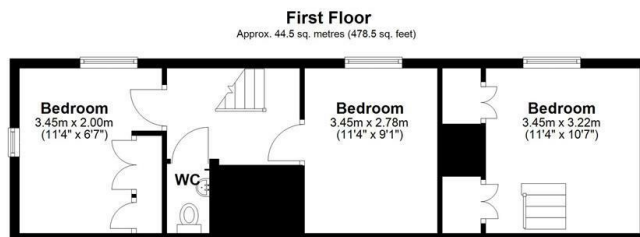
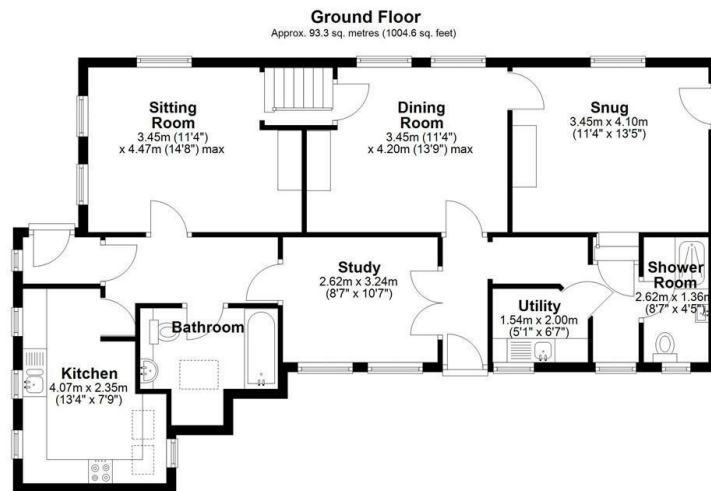
Tel: 01728 633777 Ref: 20883/RDB.

## FIXTURES & FITTINGS

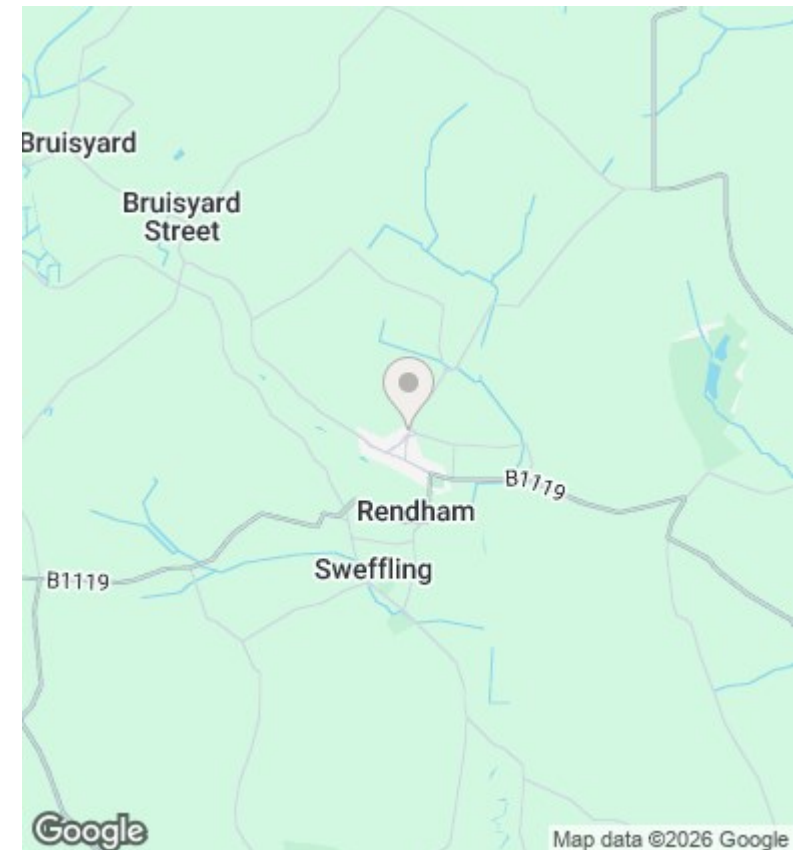
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Total area: approx. 137.8 sq. metres (1483.1 sq. feet)

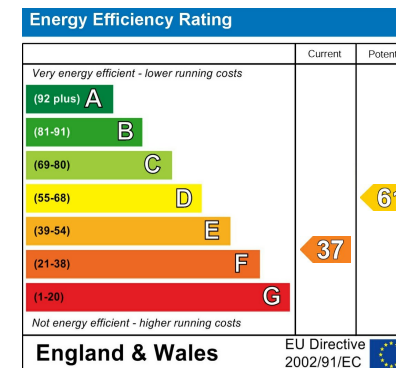


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)