

*A charming and well presented two bedroom detached Grade II Listed cottage situated in a superb rural location close to the desirable village of Coddenham*



RENT

£1,350 PCM

Ref: R2126

Address

Birch Cottage  
The Green  
Coddenham  
Suffolk  
IP6 9UN



Sitting room, kitchen, utility room & downstairs shower room. Two first floor bedrooms and further shower room. Garden surrounding all sides of the property and shingle parking area. EPC Exempt.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

*And at The London Office  
40 St James' Place  
London SW1A 1NS*

## **Location**

The property is situated in a rural location close to the desirable village of Coddenham.

Coddenham is considered to be one of Suffolk's prettiest villages, being relatively rural but with the great advantage of being close to the A140, A12 and A14. Coddenham has a village shop and community centre with excellent hall and tennis court. Retreat East, offering spa facilities, is also close by. The village is approximately 8 miles north of Ipswich, which has an array of national shops and a railway line with trains to London's Liverpool Street scheduled to take just over the hour. The property is perfectly located for easy access to all that Suffolk has to offer, including golf, sailing, walking and bird watching. The world famous concert hall at Snape Maltings is approximately 19 miles from the property.

## **The Accommodation**

Entering through a wooden front door into

***Sitting Room*** 18'6 x 16'5 (5.66m x 5.02m) (max)

A spacious and characterful room with large central (display only) fireplace, windows overlooking the front and rear gardens and farmland beyond. Radiators and understairs cupboard.

A door leads into the

***Side Porch***

With access to the garden.

Further door from the sitting room leads to the

***Kitchen*** 16'5 x 10'10 (5.02m x 3.07m)

A dual aspect room fitted with original style wooden base and wall kitchen units with tiled worksurface over inset with a single bowl single drainer sink. Integrated Hotpoint single electric oven. Four ring ceramic hob with extractor hood above. Space and plumbing for dishwasher. Space for undercounter fridge. Windows to the front and rear. Fitted corner storage units and radiator. A door leads through to the

***Utility Room*** 9'9 x 8'8 (3.01m x 2.68m)

Fitted with a range of base level cupboards with Formica rolltop work surface over inset with a single bowl single drainer ceramic sink. Water softener. Space and plumbing for washing machine and tumble dryer. Stable door giving access to the rear garden. A further door leads into

***Shower Room***

Fitted with low flush WC, wash hand basin with vanity cupboard below and shower cubicle. Radiator and heated towel rail.



Stairs from the Kitchen lead up to the

## First Floor

### *Landing*

With radiator and doors off to

**Bedroom One** 14'3 x 10'10 (4.35m x 3.07m)

A good size double bedroom with vaulted ceiling. Low level window overlooking the garden and farmland beyond. Range of fitted wardrobes.

**Bedroom Two** 16'4 x 8'11 (4.99m x 2.47m)

A further good size double bedroom with radiator and useful storage cupboard.

### *Shower Room*

Fitted with low flush WC, wash hand basin with vanity cupboard below and wall mounted LED mirror above. Large walk-in shower cubicle with Aqualisa shower. Heated towel rail.

## Outside

Birch Cottage is situated in an excellent rural position along a no through road near the village of Coddenham, close to Crowfield Airfield. From the road a driveway, defined by a gap in the field with wooden gates, leads to the property and opens onto a shingle parking area.

The property is surrounded by garden on all sides and is partially enclosed by mature trees and hedging. The main area of garden is laid to grass with a shingle seating area to the front and floral boarders. To the far end of the garden there is a wooden summer house from which there are wonderful views on the surrounding farmland. There is also a wooden shed with power connected.

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***Viewing*** Strictly by appointment with the agent.

***Services*** Mains water and electricity. Private drainage. Oil fired 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*** Exempt.

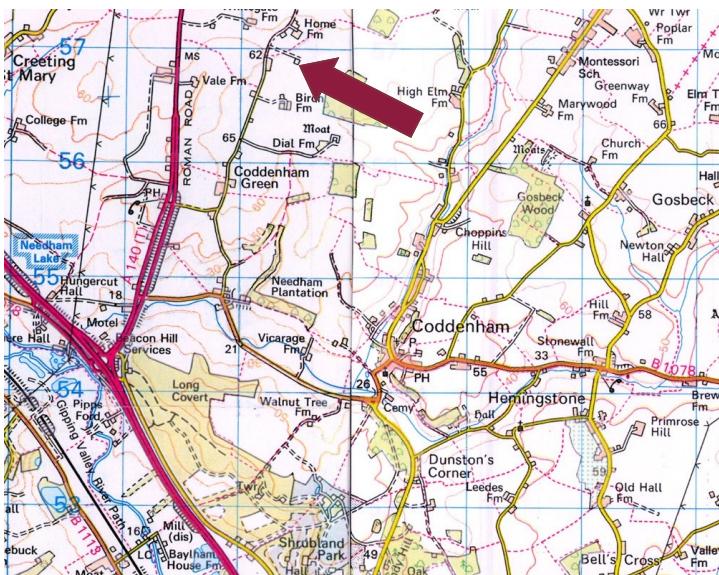
***Council Tax*** Band E; £2.730.13 payable per annum 2025/2026

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

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**NOTE:** Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

***February 2026***



## Directions

Heading south along the A140 passing through Earl Stonham turn left along the dual carriage way where signposted Coddenham Green onto Buck's Head Lane. Continue along this road for approximately one mile and the driveway to Birch Cottage will be found on the right hand side.

For those using the What3Words app: ///choppy.winds.erupted



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