



High Street, Coddendam
£550,000

High Street, Coddendam

Set within a charming former stable block, this attractive unlisted barn conversion perfectly blends character features with modern family living, all in a sought-after Suffolk countryside setting.

The property welcomes you via an entrance hallway into a cosy and inviting living room, complete with a feature log burner and doors opening onto the front garden, creating a warm and homely atmosphere. A separate dining room offers an ideal space for entertaining, enhanced by a thoughtfully designed study area, perfect for home working or family life.

At the heart of the home is a beautifully crafted bespoke oak kitchen, finished with slate worktops, providing both style and practicality for everyday living. An additional reception room offers excellent flexibility and could easily serve as a ground floor bedroom, depending on your requirements.

Upstairs, there are three well-presented bedrooms, each with its own charm. The principal bedroom features vaulted ceilings and a modern en-suite wet room, while the second bedroom also benefits from its own en-suite bathroom. A family bathroom serves the remaining accommodation.

Externally, the property enjoys well-maintained front and rear gardens, offering a peaceful setting for outdoor living. A double garage and ample driveway parking further enhance the practicality of this home.

A wonderful opportunity to acquire a characterful yet functional family home in a picturesque countryside location.





- THREE BEDROOM BARN CONVERSION
- DOUBLE GARAGE AND DRIVEWAY PARKING
- FORMAL DINING ROOM
- LIVING ROOM WITH FEATURE LOG BURNER
- BEAUTIFUL FINISH THROUGHOUT
- VIEWING ADVISED
- SET IN THE POPULAR VILLAGE OF CODDENHAM
- DOWNSTAIRS STUDY THAT COULD BE USED AS A DOWNSTAIRS BEDROOM



Location:
Coddenham is a warm, welcoming and thriving village and is considered to be one of the most desirable villages in Suffolk. It has an excellent community village shop and post office, country club, church and recreation ground. There is also an active award-winning community centre providing many sports facilities including tennis courts, bowls green, badminton court, yoga/pilates and football. Clubs include the village History club and active toddler group.

Many wonderful countryside walks are nearby, and a regular bus route operates throughout the village.

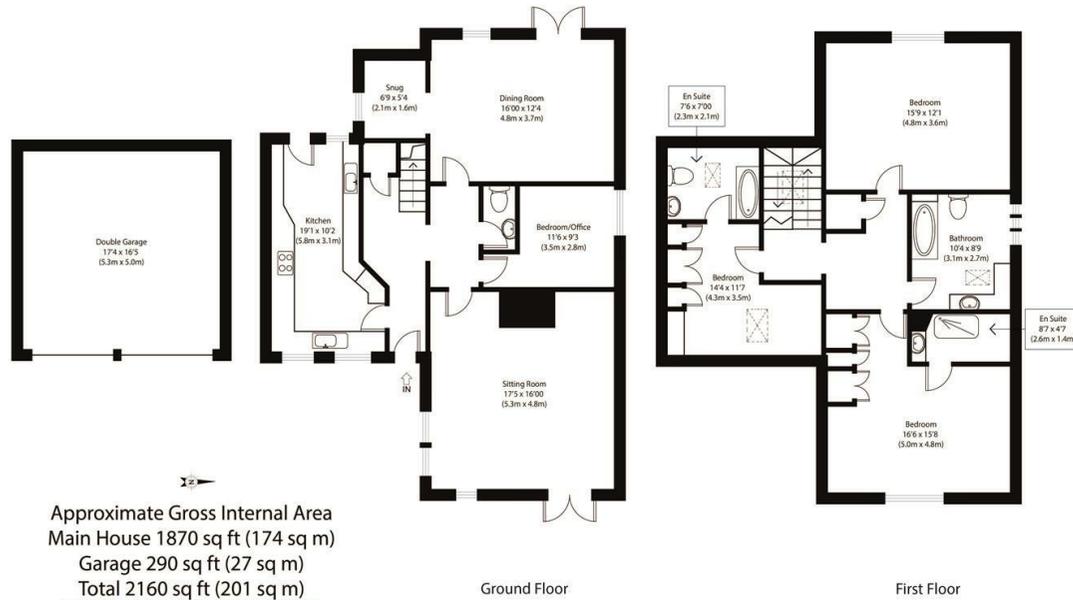
Easy access is afforded to A140 and A14 linking to Ipswich to the south, Norwich to the north and Bury St Edmunds and Cambridge to the west. Colchester and London can be easily accessed via the A12 to the east and south. Ipswich is approximately fifteen minutes by vehicle which provides a wide range of shopping, recreational and cultural facilities including main line railway links to London's Liverpool Street with a journey time of approximately sixty minutes.

The nearby market town of Needham Market offers everyday amenities including various shops, butchers, post office, hairdressers, antique boutiques and doctors' surgery and a mainline station.

Agents Notes:
Tenure - Freehold
Council tax - Band D
Services - Mains Electric/Mains Drainage/Mains Water
Heating - Radiators via oil boiler
Mobile - All networks cover indoor
Broadband - Ultrafast is available



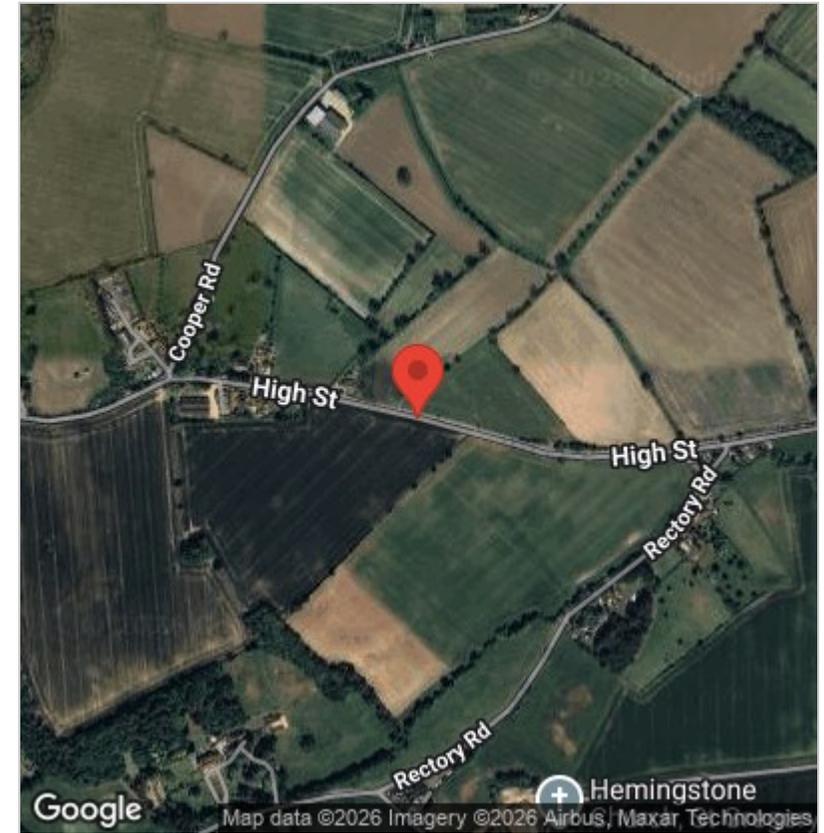
Floor Plan



Approximate Gross Internal Area
 Main House 1870 sq ft (174 sq m)
 Garage 290 sq ft (27 sq m)
 Total 2160 sq ft (201 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisor should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharingtop.co.uk

Area Map



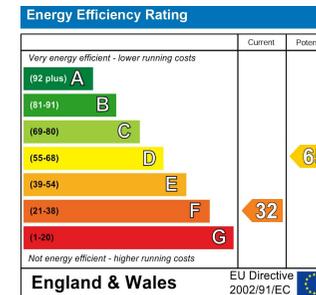
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold