



GRACE
Estate Agents

**, Ipswich,
£5,500 Per month**

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Grace Estate Agents are delighted to present a once-in-a-lifetime opportunity to rent The Bransons House — a truly exceptional offering that combines an award-winning contemporary residence all set within 2.5 acres of tranquil, picturesque countryside in the charming village of Playford, just moments from Woodbridge.

Bransons' House is a stunning modern home, thoughtfully designed to integrate seamlessly with its natural surroundings. Spanning approximately 4,488 sq ft across three levels, the interiors are bright, expansive, and meticulously crafted. The accommodation features five en-suite double bedrooms, an elegant open-plan kitchen and dining area with access to a sun terrace, a cinema room, and a stylish mezzanine landing.

At the centre of the home is a bespoke curved oak and glass staircase, enhanced with designer LED lighting and a fully integrated home automation system.

Generous floor-to-ceiling windows and a spacious balcony provide breath-taking, uninterrupted views over rolling countryside and woodland. The home is cleverly designed around south-facing gardens, capturing the perfect balance of sunlight throughout the day.

This is a unique and extraordinary opportunity to rent a home of this calibre—an inspiring residence that truly must be seen to be believed.

- Modern Country Estate situated in Playford Village
- 2.5 acres of private land & woodlands
- Contemporary Build complete with Smart Technology
- Handcrafted Interior
- South Facing Gardens
- Winner of the RIBA Suffolk Craftsmanship Award 2018

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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetrePro 10003



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.