



**Hill House Mill Road, Badingham Woodbridge IP13 8LD**



**welcome to**

## **Hill House Mill Road, Badingham Woodbridge**

Close to all the amenities that Suffolk has to offer, embrace the chance to enjoy a peaceful village lifestyle. William H Brown are proud to present to market this four-bedroom detached family home set on an impressive plot.

### **Location**

Badingham, a hidden gem nestled in the picturesque county of Suffolk, offers a quintessentially English countryside experience. Located in the heart of East Anglia, this charming village is surrounded by rolling farmland, idyllic woodlands, and meandering rivers. With its timeless beauty and peaceful ambiance, Badingham is a haven for those seeking a slower pace of life and a connection to nature.

The village itself is steeped in history, with its origins dating back to medieval times. Meandering through the narrow lanes, you'll discover a delightful mix of traditional thatched cottages, historic buildings, and quaint village greens. Badingham exudes a sense of community spirit, where locals gather for events and festivals, fostering a warm and welcoming atmosphere. With the local pub having recently re-opened too!

Nature enthusiasts will be delighted by the abundance of walking and cycling trails that crisscross the surrounding countryside. From exploring the enchanting Badingham Woods to strolling along the banks of the River Alde, there are endless opportunities to immerse yourself in the natural beauty of the area.

Despite its peaceful setting, Badingham is conveniently located with easy access to nearby towns and amenities. The vibrant market town of Framlingham, with its iconic castle and thriving independent shops, is just a short drive away. The stunning Suffolk coastline, dotted with charming seaside villages and nature reserves, is also within reach, offering a perfect retreat for beach lovers and wildlife enthusiasts alike.

Whether you're drawn to Badingham for its unspoiled landscapes, rich history, or close-knit community, this hidden gem in Suffolk promises a serene and fulfilling lifestyle. Embrace the tranquility and charm of Badingham, where time seems to stand still, and the beauty of the English countryside unfolds at every turn.

### **Accommodation**

#### **Entrance Hall**

Entrance door into hallway with radiator and stairs to first floor.

#### **Cloakroom**

Three piece suite comprising of low level WC, pedestal wash hand basin and enclosed shower. Cupboard housing boiler. Obscure double glazed window to rear aspect.

#### **Living Room**

21' 11" x 12' 4" ( 6.68m x 3.76m )  
Brick fireplace with log burner. Carpeted flooring. Two double glazed windows to front aspect and double glazed French doors to side aspect.

#### **Dining Room**

18' 6" x 13' ( 5.64m x 3.96m )  
Carpeted flooring. Two radiators. Double glazed windows to side and rear aspects.

#### **Kitchen**

18' 6" x 12' 1" ( 5.64m x 3.68m )  
Base and eye level units with adjoining worktop. Space for fridge and freezer. Integrated double oven with electric hob and extractor hood over. Sink. Tiled walls. Radiator. Double glazed window to rear aspect.

#### **Utility Room**

9' 9" x 8' 3" ( 2.97m x 2.51m )  
Space for washing machine and tumble dryer. Double glazed window to rear aspect. Single glazed doors to front and rear.

#### **Landing Bedroom One**

14' 2" x 8' 10" ( 4.32m x 2.69m )  
Carpeted flooring. Two wardrobes. Radiator. Double glazed window to front aspect.

#### **Bedroom Two**

12' 11" x 9' 3" ( 3.94m x 2.82m )  
Carpeted flooring. Fitted wardrobe. Radiator. Double glazed windows to side and rear aspects.

#### **Bedroom Three**

13' 2" x 8' 4" ( 4.01m x 2.54m )  
Carpeted flooring. Radiator. Door to large eaves storage. Double glazed window to side aspect.

#### **Bedroom Four**

9' 9" x 7' 8" ( 2.97m x 2.34m )  
Carpeted flooring. Radiator. Double glazed windows to side and rear aspects.

#### **Bathroom**

Three piece suite comprising of enclosed bath, low level WC and vanity wash hand basin. Radiator. Obscure double glazed window to rear aspect.

#### **Outside Front Garden**

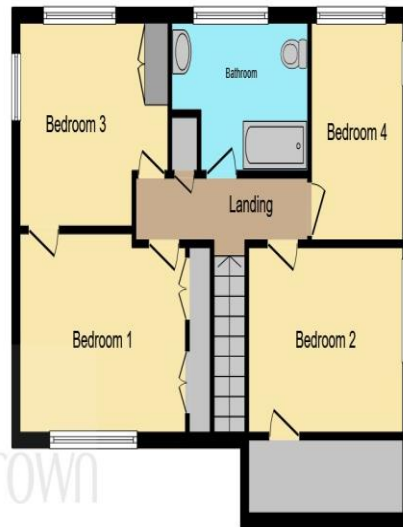
Large driveway providing off road parking for multiple vehicles. Pathway to front door.

#### **Rear Garden**

Large gardens, hedge enclosed mostly laid to lawn with various mature trees and shrubs throughout.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





**welcome to**

**Hill House Mill Road,  
Badingham Woodbridge**

- Detached Four Bedroom House
- Approximately 1 Acre (STMS)
- Large Outbuilding With Potential To Convert (STPP)
- Open Plan Living Space
- Large Driveway For Multiple Cars

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

**£650,000**



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