



School House School Lane, Ufford Woodbridge IP13 6DX

welcome to

School House School Lane, Ufford Woodbridge

A unique Victorian school house with plenty of character and even more potential, set on a large south facing plot with field views. The property is an Ideal development/refurbishment project (subject to planning).



Entrance Hall

Entered through a solid wooden door with a window to the side, stairs leading to the first floor and a cupboard under the stairs.

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

A good sized living room with an open fireplace surrounded by a mantelpiece and a tiled hearth, an arched window to the side, a double glazed window to the front, picture rails surround and a storage heater.

Dining Room

10' 8" x 10' 1" (3.25m x 3.07m)

A well proportioned room with an open fireplace surround by a red brick mantelpiece, an arch window to the rear and two built-in storage cupboards.

Kitchen

9' 1" x 6' 1" (2.77m x 1.85m)

Made up of a single sink unit with adjoining work surfaces and space and plumbing for a washing machine, a fridge/freezer and an electrical cooker. There is an arch window to the side and a wooden door leading to the courtyard.

Pantry

9' 1" x 3' 5" (2.77m x 1.04m)

A large pantry cupboard with shelving and a window to the side.

Landing

A large and open space with access to the loft and a double glazed window to the side.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

A large double bedroom with a double glazed window to the front and a storage heater.

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)

A large double bedroom with a double glazed window to the rear overlooking the gardens and Byng Brook meadow and one storage heater.

Bathroom

A three piece suite comprising a low level WC, a pedestal wash hand basin, and enclosed bath, the airing cupboard and a double glazed window to the side.

Outside Courtyard

A stunning brick laid courtyard which is enclosed by a red brick wall with gated access to the garden as well as the three large 'coal bunkers' and a well with an original pump.

Garden

Mainly laid to lawn, enclosed by a small picket fence to the front with gated access to a shingled drive and flower bed borders. This wraps around the house to the South facing rear garden which is enclosed by panel fencing and small hedgerow. There are multiple flower bed borders full of mature shrubs. The garden enjoys stunning uninterrupted views of the meadow. Gated access to the courtyard.



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welcome to

School House School Lane, Ufford Woodbridge

- Two Double Bedrooms
- Detached Victorian House
- Large Plot
- South Facing
- Two Reception Rooms with Open Fires

Tenure: Freehold EPC Rating: G

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108816 - 0002

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