

A well presented three bedroomed cottage, that has been refurbished in recent years, and is well located for both Woodbridge and Wickham Market.

Guide Price
£349,500 Freehold
Ref: P7349/J

Bennefred
Spring Lane
Ufford
Woodbridge
Suffolk
IP13 6EG



Entrance hall, kitchen/breakfast room, 15' sitting room and ground floor shower room.

16' principal bedroom and two further double bedrooms (one walk-through).

Gardens, private enclosed courtyard and generous driveway.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property will be found on the corner of the High Street and Spring Lane, close to the centre of Ufford. Ufford itself has a highly regarded pub and restaurant, The Crown, which is within easy walking distance. There is a further good public house in Lower Ufford, The White Lion, whilst the Ufford Park Hotel, Golf Club and Spa is only a mile away. The historic market town of Woodbridge lies within about 3 miles to the south and is best known for its outstanding riverside setting. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. There is also a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour. There is a further railway station at the neighbouring village of Melton, and also at Campsea Ashe, 4 miles, both with interconnecting trains to Ipswich. The well served village of Wickham Market is 2 miles to the north and offers a Co-operative supermarket, a selection of shops, cafes and eateries, a dentists, doctors and primary school. The Heritage Coast is within easy reach including the popular centres of Orford, Aldeburgh and Southwold. The County Town of Ipswich lies about 10 miles to the south-west.

Description

Bennefred comprises a delightful and well presented three double bedroom attached cottage that will be found in an accessible location in Ufford, close to Woodbridge and Wickham Market.

The vendors acquired the property approximately 8 years ago, and shortly thereafter commissioned an extensive programme of renovation and refurbishment, which included the installation of a new boiler, central heating and hot water systems, rewiring the property, installing new kitchen and shower room facilities as well as redecorating and reflooring the ground floor. Parts of the roof and chimney were also repaired.

Outside there is a delightful and very private 'sun trap' courtyard area, that is paved with Indian sandstone, whilst to the front and side of the property there is an enclosed garden, that is mainly laid to grass for ease of maintenance, but with borders along the perimeter containing a variety of flowers and shrubs. The garden is enclosed within a mature and established hedge, together with willow weave fence panels. Beyond the garden there is a generous parking and turning area, that is sufficiently large enough for 4 to 5 vehicles. The access is shared from Spring Lane with the neighbouring property, Hill Cottage.



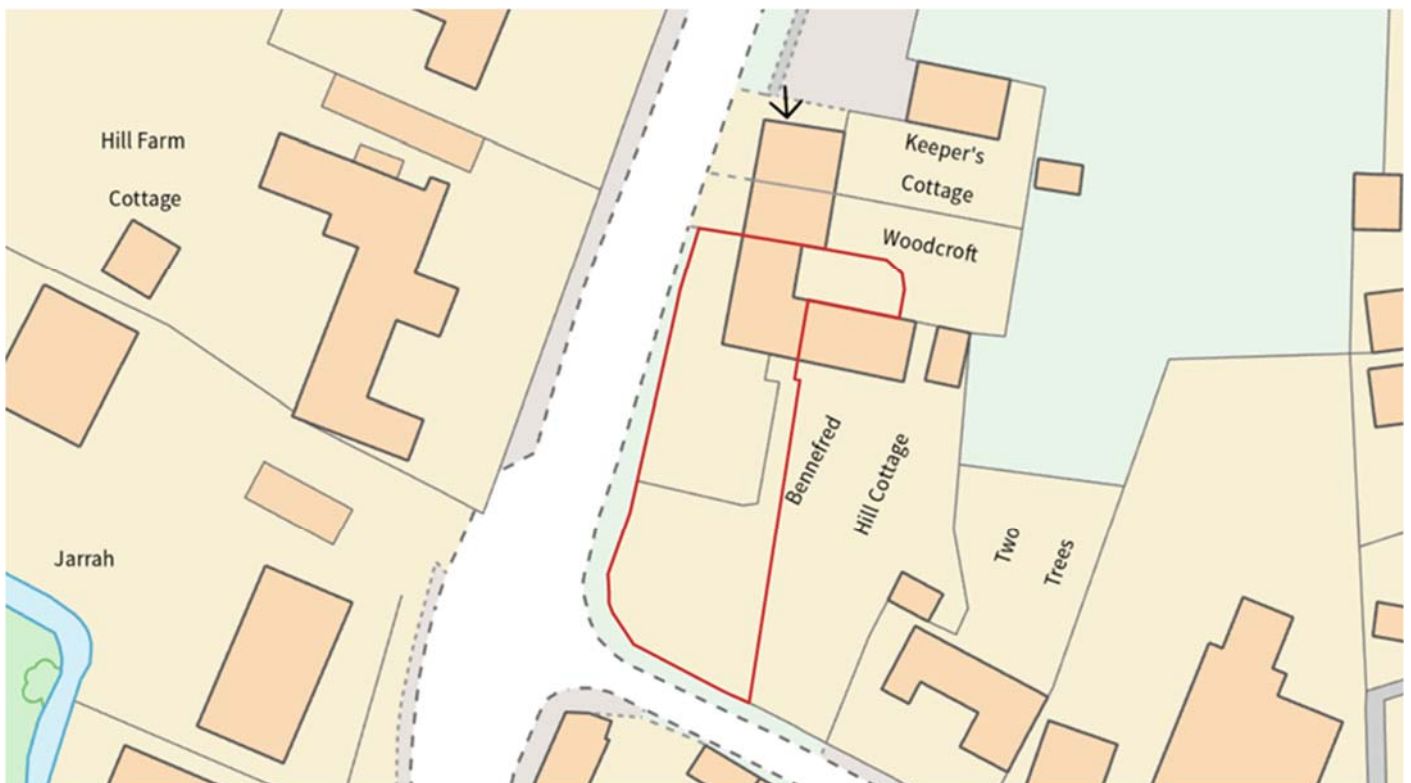






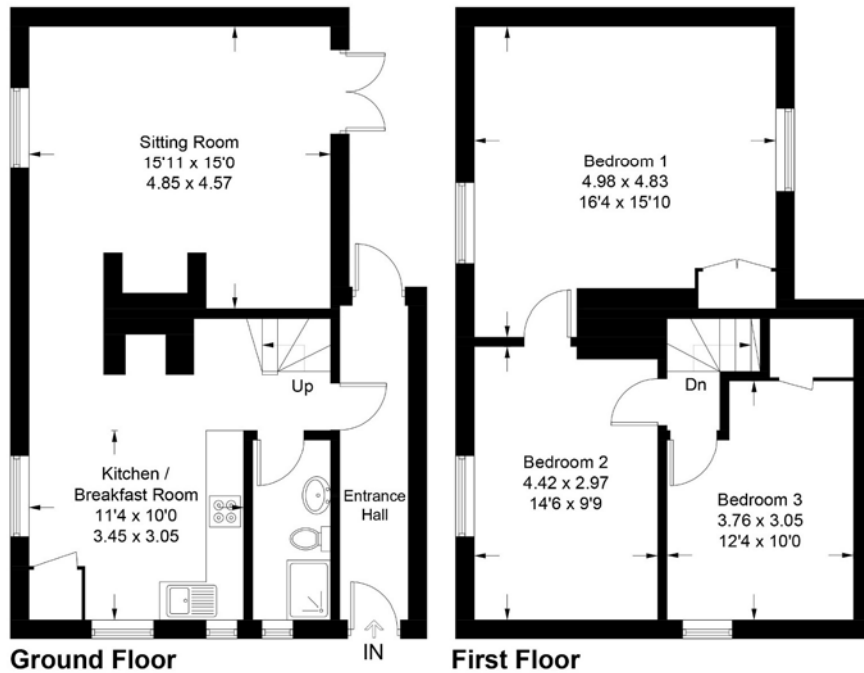


Site Plan - Indicative Only



Bennefred, Ufford

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft



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Viewing Strictly by appointment with the agent.

Services All mains services connected. Gas fired boiler serving the hot water and central heating systems.

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 Rating = D

Council Tax Band D; £2,092.35 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The property is subject to an overage agreement stating that should part of the drive or garden be developed for a separate dwelling 30% of the uplift in value will be repayable to the previous vendor.

February 2025



Directions

Proceeding in a north-easterly direction on the A12, take the slip road signposted to Pettistree, Wickham Market and Ufford. At the top of the slip road, turn right onto the B1438 and continue for approximately one mile, turning left into Spring Lane where the entrance to Bennefred will be found immediately on the left hand side.

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