



## Woodbridge,

Guide Price £725,000

- No Onward Chain
- Detached House in large plot with field views
- Prime Village Location
- 5 Bedrooms & an office
- Two Large reception rooms
- Summer House
- Large double garage and off road parking
- 342 Sq M / 3,683 Sq FT
- EPC - E



# Boyton Road, Woodbridge

A superb 3,683 Sq Ft Detached House in a large garden with outbuildings, including double garage. Nestled on the beautiful Suffolk Coast, Hollesley is a peaceful village surrounded by rolling countryside, wide open skies and picturesque heathland. The village benefits from a friendly pub that serves food, a shop and post office. Just moments from the unspoilt landscapes of Rendlesham Forest and the Heritage Coast, it offers endless opportunities for walking, cycling and exploring nature. The village has a warm, friendly community, a well-regarded primary school, local amenities, and excellent access to nearby market towns such as Woodbridge. With its blend of rural tranquillity and coastal charm, Hollesley is an idyllic place to call home.



Council Tax Band: C



## TENURE

Freehold.

## Outside

The property is approached via a large driveway providing parking for multiple vehicles and housing an LPG tank.

A striking black-clad double garage / outbuilding, currently utilised as a gym and workshop space, offers exceptional potential. Featuring two large double doors opening onto the driveway, full electricity supply, and an upper floor with power and two windows, this space could easily be adapted to suit a wide variety of uses (subject to requirements). Double-glazed windows are fitted throughout.

Further external features include a large shed with attached log store, and an external log cabin with electricity, currently set up as a home pub.

To the rear, a sheltered decking seating area enjoys beautiful views across the surrounding fields, providing an ideal space for entertaining or relaxing.

The garden is mainly laid to lawn with a patio directly next to the house.

## Ground Floor

### Kitchen / Diner

Entered via the front porch, this spacious kitchen/diner forms the heart of the home and offers an open-plan feel, with both reception rooms accessed directly from this space. Fitted with a range of base and eye-level units, a large sink with dishwasher adjacent, double-glazed window to the front elevation, and two radiators.

### Living Room

A large yet cosy reception room, centred around a log-burning stove. Flooded with natural light via bifolding doors opening to the rear garden and a large double-glazed window to the front elevation. The room is sufficiently spacious to incorporate a formal dining area if desired. Benefits from underfloor heating.

### Reception Room

A truly outstanding and versatile reception space that fully embraces the garden setting. Featuring patio doors, bifolding doors, and multiple windows, this room is bathed in natural light and can be adapted to suit a variety of needs. Underfloor heating throughout.

### Utility Room

A generous utility room fitted with base units, wash basin, and space for washing machine and dryer. External door providing direct access to the garden.

## Downstairs Shower Room

Comprising WC, wash basin, and heated towel rail, with plumbing & shower tray in place for a shower unit. Frosted double-glazed window to the side elevation.

## Family Bathroom

An exceptional and beautifully styled bathroom, featuring a large bath, walk-in shower, his-and-hers wash basins, WC, and heated towel rail. Finished with striking art deco flooring and frosted windows to the front elevation.

## Bedroom Four

A spacious ground-floor double bedroom with wash basin, radiator, and double-glazed window overlooking the garden and neighbouring fields.

## Bedroom Five

A large double bedroom with double-glazed window to the front elevation and radiator beneath.

## Hallway

A welcoming hallway with staircase rising to the first-floor landing and doors leading to the two ground-floor bedrooms and family bathroom. Radiator.

## First Floor

### Landing

A generous landing area providing access to the principal bedroom, two further bedrooms, office, and cloakroom. Features include a large airing cupboard, additional storage, and radiator.

### Cloakroom

The cloakroom comprises a WC and wash basin.

### Master Bedroom

A stunning vaulted master suite with large double-glazed windows that fully capture the home's elevated position and far-reaching views across open fields. Additional Velux window allows natural light to pour in. The bedroom benefits from a walk-in wardrobe and an en-suite room with plumbing and extractor fan already in place, ready for completion. Eaves storage is accessible from the bedroom.

Off the landing is a further large room housing the boiler and underfloor heating system, with additional storage space.

### Bedroom Two

A vast double bedroom offering four built-in storage cupboards and a hanging rail alcove. Dual-aspect double-glazed windows to both front and rear elevations, both enjoying field views. Two radiators.



### Bedroom Three

Another impressively sized bedroom with four storage cupboards and hanging rail. Dual-aspect double-glazed windows overlooking surrounding fields and radiator.

### Office / Bedroom Six

A spacious office that could alternatively be used as a single bedroom. Features include two cupboards with eaves storage, radiator, and window to the front elevation.

### Services

LPG Central Heating. Mains water, electricity and sewage

### Council Tax

Council tax band is currently C

### Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

### VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

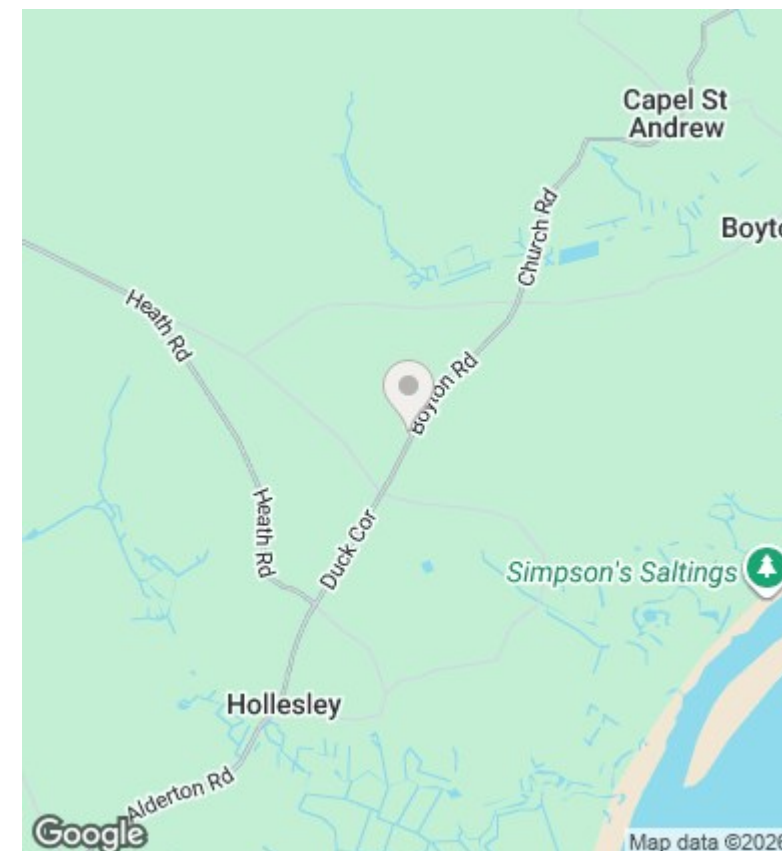
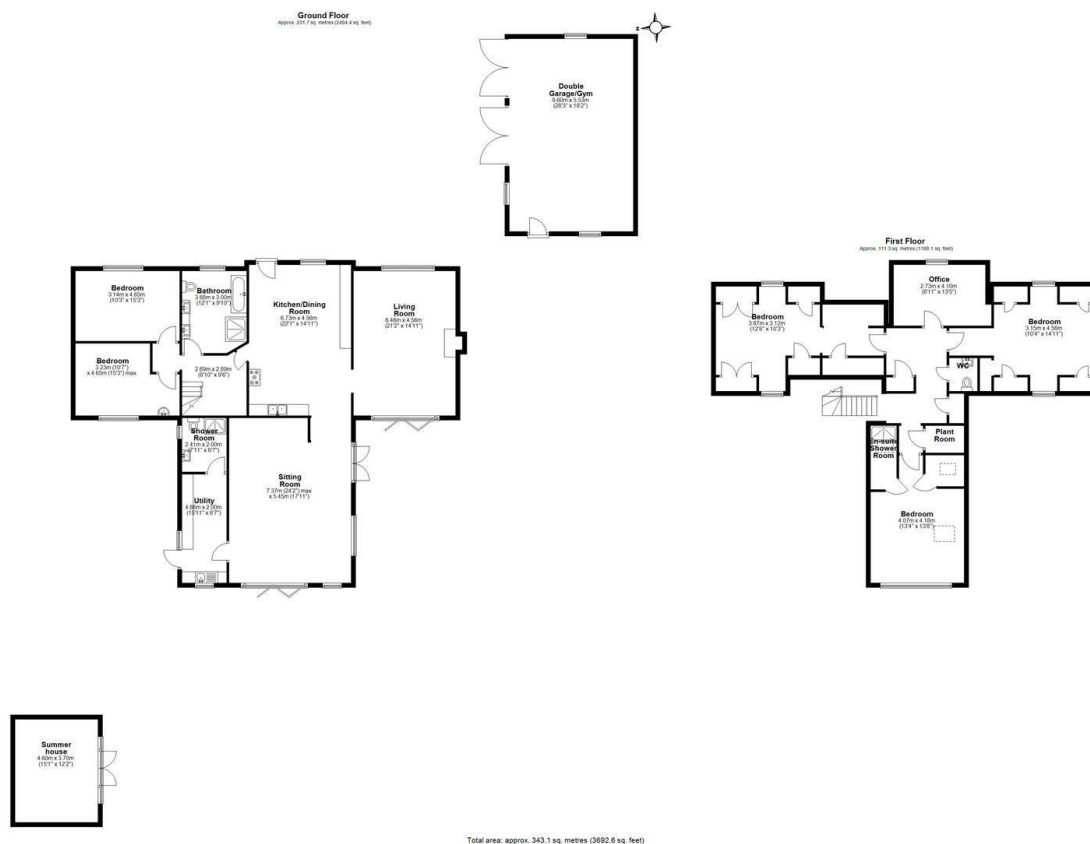
Tel: 01728 452469











## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)