



Timber Cottage  
Spring Lane | Ufford, Woodbridge | Suffolk | IP13 6EF

# COTTAGE CHARM



Immaculately presented throughout, this enchanting three-bedroomed semi-detached cottage enjoys an enviable location close to the beautiful Suffolk coast, not far from the pretty town of Woodbridge and within commuting distance of London. The delightful sun-filled and private garden will make outside entertaining a pleasure – and there is extensive off-road parking for guests.



# KEY FEATURES

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- Quintessential English Grade II Listed Cottage
- Delightful Gardens Filled With Traditional Plants
- Peaceful Setting
- Close to Golf and Sailing Facilities
- No Onward Chain
- Located Within A Conservation Area
- Superb Sitting Room/Dining Room
- Excellent Fitted Kitchen
- Three Bedrooms
- Late 16th Century Origins

The cottage, which is close to the centre of Ufford, is set well back from the road with a deep garden in front. A wide gravelled area next to the road – cleverly positioned out of sight from the house and garden – offers parking for several vehicles.

## Step Inside

Built in the late 16th century, the cottage is the larger part of what was once a traditional Suffolk farmhouse and still bears many features of a period home. Oak beams, some charmingly curved, traverse the walls and ceilings, and the timber on display lends a cosiness to the interior which will be especially appealing in cooler, darker months. Entry is through a porch and into an entrance hall. Off here is the bathroom, a bright and cheery room with a modern suite including an overbath shower, a sensible choice which offers both options.

## Creative Space

The rest of the ground floor is largely open-plan, a clever scheme carried out by the current owners which creates a sense of space so often absent in cottages. The sitting room and dining area are a considerable size at nearly 24 feet in length, the dimensions enhanced by smart engineered oak flooring underfoot. At one end of the room, a gas-fired stove occupies a brick hearth while at the other end is a wide brick arch, where once would have been the kitchen range of the farmhouse. A most attractive feature, it is large enough to hold, as it currently does, a substantial sideboard. On either side of this chimney breast are high quality built-in wooden bookcase and shelving.





# KEY FEATURES

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A door leads to the kitchen which, with the bathroom, is part of a rear extension. Hand-built by the current owner, this kitchen perfectly blends cottage style with modern necessities. A Range stove with the ideal combination of gas hob and electric ovens fits beautifully into this cooks kitchen. High-quality base cabinets in a pretty Wedgewood blue support solid oak worktops. The wall cabinets depart from standard cupboards in favour of beautifully built open shelving, a nice bit of design which widens the space as well as adding a unique quality. French doors lead to the terrace.

## Exploring Upstairs

An open staircase rises from the sitting room to a small landing off which are two double bedrooms and one single. Rustic plank doors with cottage latches, in combination with gently sloping ceilings and undulating beams, bring home the age of the house – and there are few who could not be seduced by this timeless charm. The two larger bedrooms have windows front and back, all with garden views and one of them, the master bedroom, has a walk-in wardrobe. The middle bedroom, meanwhile, is on the small side but would make an ideal home office. You might even consider installing a bathroom.

## Step Outside

The owners spend a lot of time outside, enjoying spending time in their garden and their planting and nurturing have resulted in this enchanting spot. Various seating areas are thoughtfully positioned to take advantage of the sun at different times of day. At the back of the house the beautifully planted terrace with raised herb beds gets evening sun – a lovely place for a summer supper. Quiet and privacy are guaranteed as the the garden backs on to protected glebe land. A second terrace, broad and with a rose-covered pergola, gets sunshine most of the day and is the owners' favourite spot for breakfast. A third seating area is situated towards the front of the property overlooking the large front lawn. Well-planted borders and mature shrubs mean that this heavenly garden feels entirely enclosed and not overlooked. It is also dog- and rabbit-proof.

































# INFORMATION

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## On The Doorstep

Desirable Ufford is your quintessential pretty English village and is lucky enough to still have two pubs – The White Lion and The Ufford Crown, both serving food. Suffolk Coasts and Heaths manage a large area of natural beauty close by with many destinations, Orford Ness and Sutton Hoo being just two. World-renowned Snape Maltings concert hall, home of the Aldeburgh Festival in June as well as a year-round events schedule, is within a quarter of an hour's drive.

## How Far Is It To

Ufford is less than two miles away from Wickham Market with a supermarket and independent butchers, and only ten minutes away from the pretty town of Woodbridge on the River Deben. Ipswich is less than 12 miles away, from where are fast and frequent trains which reach London Liverpool Street in as little as one hour and eight minutes.

## Directions

### What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... cliff.ballooned.minority

## Services, District Council and Tenure

Gas Central Heating – underfloor to ground floor, electric panel heaters to first floor, Mains Water, Electricity, Gas and Drainage.

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

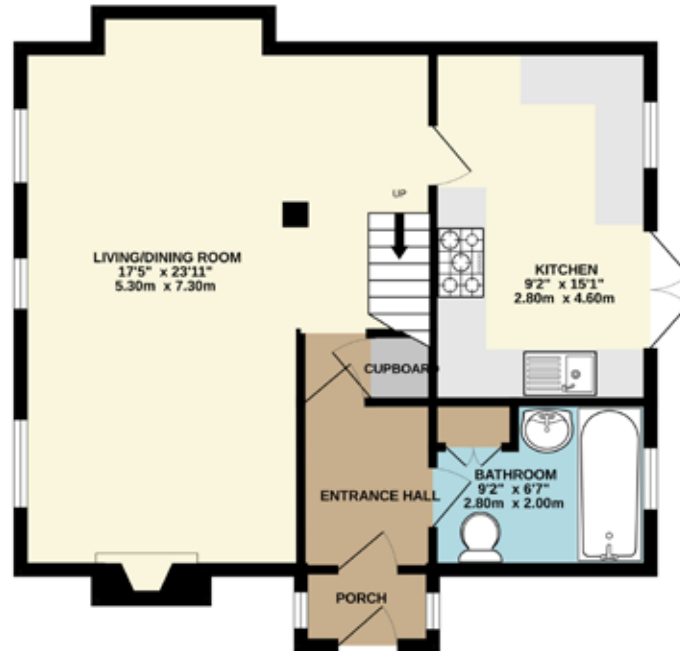
Mobile Phone Reception - varies depending on network provider

Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

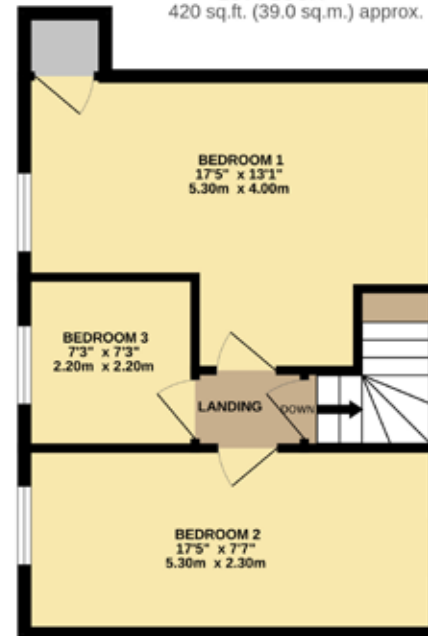
East Suffolk District Council - Tax Band D

Freehold

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

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.  
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# FINE & COUNTRY

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Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)