



Aspen Lodge  
Clopton | Woodbridge | Suffolk | IP13 6QR



# MODERN RANCH HOUSE



Here's a home that ticks all the boxes! Growing family, multi-generational living, one or more home-workers, enthusiastic hosts, avid gardeners, seekers of peace and solitude – you name it, and this expansive five-, possibly six-, bedroom home with its 1.7 of an acre plot will welcome, and satisfy, everybody.







# KEY FEATURES

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- Superb Detached Home
- Most Rooms on the Ground Floor
- Extensive, Wonderful Grounds
- Five Generous Bedrooms
- Excellent Master Suite with Large Dressing Room and Bathroom
- Commodious Kitchen-Breakfast Room
- Spacious Drawing Room with Vaulted Ceiling
- Useful Garden Office and Machinery Store
- Lovely Snug, Study and Shower Room

The sense of seclusion starts at a pair of wooden gates which give no indication of what might lie behind. Beyond them, a long drive leads up to the property, situated deep in countryside and some way from the road. With lawns surrounding the sides and back of the house, and mighty mature trees screening the front from the nearest neighbour, the feeling is that you could be anywhere. Nothing and nobody – except possibly passing deer – will invade this tranquillity unless invited.

## Single Storey Living

Built originally in the 1980s and added to in several subsequent additions, the main house now totals almost three and a half thousand square feet laid out in several wings and unified by New-England-style white boarding. Although it does have two upstairs rooms, it is best described as a bungalow – to do otherwise understates its huge advantages as a single-storey home.

## Step Inside

An entry hall leads directly into the immense vaulted sitting room. Modernity is the watchword here, clean and unfussy treatments – a theme continued throughout much of the house. With brilliant white walls rising to the soaring ceiling and with a polished black wood floor, this is a vast space indeed, an impression enhanced by garden views blurring the boundaries on three elevations. In winter months, you can bring the space inwards and gather round the cosy wood-burning stove, a luxury rather than a necessity as the house benefits from underfloor heating throughout. Stairs rise from here to an office open to the space below – a better homeworking spot it's hard to imagine. Off the sitting room is a bedroom with an en-suite shower room. Placed at a distance to the rest of the sleeping quarters, this is ideally positioned for guests or perhaps for elderly relatives co-habiting. Then again, you might like to leave the back of the house to the teenagers and enjoy peace and quiet here yourself. There's flexibility and choice in the ways this house might function.







# KEY FEATURES

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## Heart of the Home

Right at the centre of the property is a huge kitchen-diner, a convivial spot where cooks and diners can chat over the great central island dividing the space. Traditional painted wood units support black granite counters which provide plenty of prep space. Light-reflecting white metro tiles – practical and stylish – delineate the working end of the room. French doors lead to a sheltered west-facing courtyard, the perfect place to spill outside to in summer.

## Bedroom Wing

Behind the kitchen is a long rear wing at the centre of which is the family room, a somewhat smaller alternative place to gather and sit. A hallway leads to two further bedrooms, one currently in use as a gym, a large utility and a shower room. A second staircase leads to a long attic bedroom with skylights and excellent under-eaves storage. In the other direction, you'll come to the beautiful master suite with its vaulted ceiling and triple-aspect garden views. A place to linger and contemplate, it won't be easy leaving this bedroom of a morning it's fair to warn you. The suite currently comprises a bathroom and an immense dressing room which, should another bedroom be needed, might be deployed as such – in which case a door could be added easily to the master bedroom.

## Outbuilding and Sauna

At a short distance to the house is a large outbuilding of a similar appearance. Most of the space is given to a large studio or home office with glass doors to the garden – another spectacular home-working spot. Adjoining is an enclosed cart lodge where the lawnmower lives. There is also a small but splendid Swedish sauna, powered by electricity and accompanied by the essential cold-water outside shower. Should a sauna be surplus to requirements, however, it might easily revert to the log store it once was. But once seen, you may not want to relinquish this luxury.

## Outside

The huge garden has a park-like quality, landscaped as it is simply with lawns broken up by mature trees. With boundaries obscured from view, the impression is that it continues infinitely. It's something of a surprise then to find out that it is fenced all round – great news for dog owners. The sun is always somewhere around the property and particularly to be enjoyed from the central courtyard on a warm evening.























































# INFORMATION

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## On the doorstep

The beauty of the location is its feeling of remoteness while in fact being very close to destinations farther afield. Connectivity is king, and Clopton delivers.

## How far is it to

Woodbridge, the much sought after Suffolk town, is located close to the Suffolk Heritage Coast on the banks of the River Deben. The town is renowned for its beautiful historic buildings, facilities and amenities (including sailing, rowing, tennis, bowls, rugby and football clubs), dentists' and doctors' surgeries and a selection of highly reputable schools. The area is also well known for some wonderful local walks and is well placed for visiting some of the county's best loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham and the foot ferries at Bawdsey and Butley. The County town of Ipswich is approximately 10 miles south-west of Woodbridge.

The Nearby Otley or Wickham Market are the places to pop out to for essentials. Martlesham, with its retail parks and larger supermarkets, is just a quarter of an hour away. Should you need to get into London, Ipswich is a 20-minute drive from where trains depart several times an hour to reach Liverpool Street in as little as one hour, nine 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...

///crest.fanfare.coasters

## Services, District Council and Tenure

Oil Fired Central Heating, Mains Water and Electricity and Private Drainage (Treatment Plant).

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 E

Freehold

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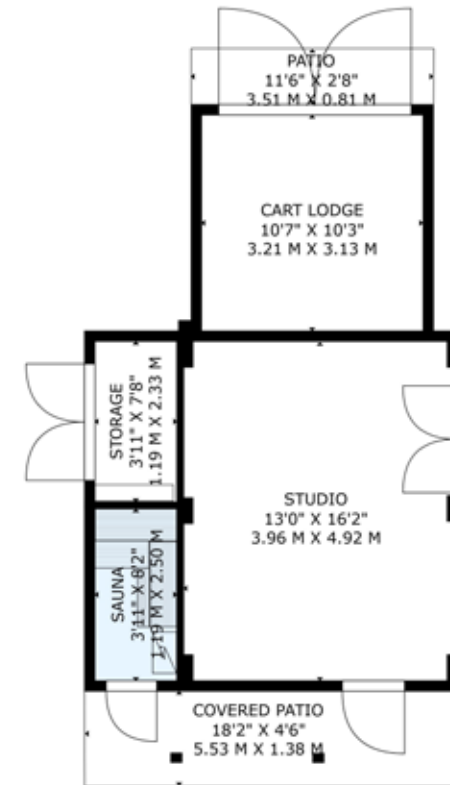
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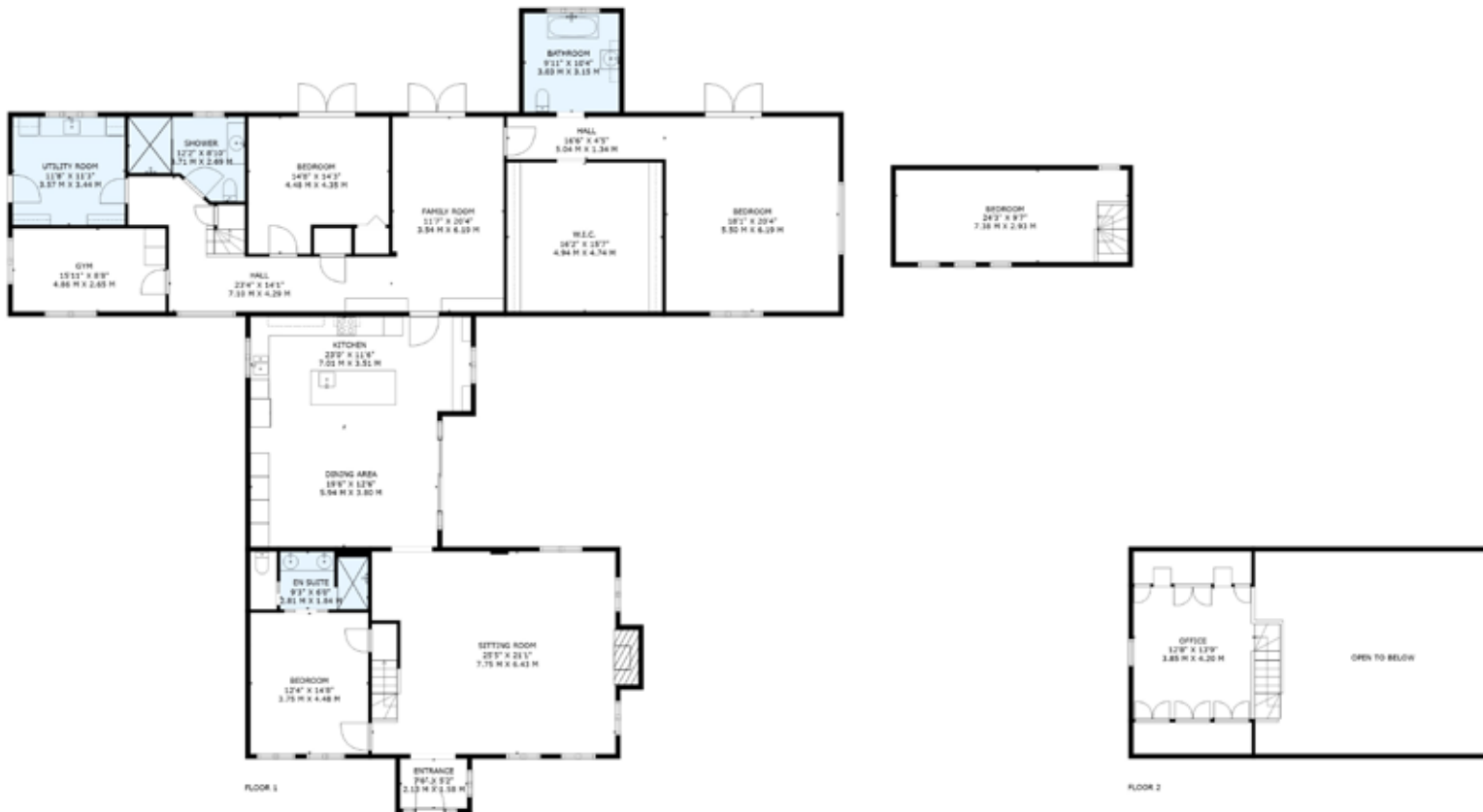
**TOTAL: 249 sq. ft, 23 m<sup>2</sup>**  
**FLOOR 1: 249 sq. ft, 23 m<sup>2</sup>**  
**EXCLUDED AREAS: CART LODGE: 108 sq. ft, 10 m<sup>2</sup>, STORAGE: 30 sq. ft, 3 m<sup>2</sup>, COVERED PATIO: 83 sq. ft, 8 m<sup>2</sup>, PATIO: 31 sq. ft, 3 m<sup>2</sup>**

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgo.

## The Summer House

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





The Main House

**TOTAL: 3463 sq. ft, 322 m<sup>2</sup>**  
**FLOOR 1: 3227 sq. ft, 300 m<sup>2</sup>, FLOOR 2: 236 sq. ft, 22 m<sup>2</sup>**  
**EXCLUDED AREAS: FIREPLACE: 16 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 264 sq. ft, 24 m<sup>2</sup>, OPEN TO BELOW: 536 sq. ft, 50 m<sup>2</sup>**

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Ocyp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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