



Pump House
Bredfield | Woodbridge | Suffolk | IP13 6AH

EASY LIVING WITH ESCAPISM



A welcoming family home, with four bedrooms and four reception rooms with great layout and plenty of space, set in beautiful countryside with a secluded garden and a sense of privacy, yet with easy access to a whole host of local amenities and stress-free commutability.



KEY FEATURES

- A Beautiful Four Bedroom Detached Property
- A Large Plot Of Approximately .35 Of An Acre
- Generous Principal Bedroom With Ensuite
- Open Plan Kitchen/Diner
- Presented Beautifully
- Large Garage And Shingle Drive
- Gated Parking For Multiple Vehicles
- Chain Free
- Solar Panels
- Wonderful Gardens With Large Patio

The current owners moved back to Suffolk from Australia looking for a home for their young family, in a great location with good access to schools, shopping and other amenities. Pump House was a perfect fit location wise and with a big enough garden to enable children to have space but without too much work and maintenance. The open plan nature of the downstairs of the house suited a modern way of living and gave a bright, welcoming space to the home. The views from the back of the property are over farmland, wonderfully private, plus the main garden is a sun trap and has the most beautiful sunsets – this house had it all!

Step Inside

The sense of space and light in this home is set as soon as you enter the expansive parquet floored entrance hall leading straight ahead to a fantastic open plan kitchen/breakfast/family room and through to the practical utility room with external door to the garden. To the right of the entrance hall is the cloakroom, and stairs to the first floor, whilst to the left double doors lead to the dining room where further set of double doors take you to the separate living room with enormous bay window and wonderful fireplace with log burner. The dining room also leads to the useful home office study.

Laid Back Lifestyle

The current owners note that “living at Pump House is hassle free, easy and a joy. Summer at Pump House in the garden is what we will miss the most.” They have had big birthday parties in the house and garden which are such great entertaining spaces. Equally this house still feels cosy and intimate when it's just the family there. The fantastic flow makes a crowd easy to look after but you have the ability to shut the doors to the dining room and living room when you want peace and quiet and solitude. The home is easy to maintain and economic to run with solar power and the shed and garage spaces are so useful providing storage for busy modern life. All this comes with great accessibility and the family will miss the ease of getting from A to B with Framlingham, Woodbridge, Ipswich all in easy reach in minutes.





KEY FEATURES

A Welcoming Space

The layout of this wonderful property is beautifully straightforward and so practical with one room flowing to the next easily and underfloor heating in the kitchen area is the icing on the cake. The kitchen has breakfast bar, a huge table for family to gather and chat around as well as room for sofas so guest can relax together whilst the chef cooks up a feast. From the huge welcoming entrance hall with bright staircase housing clever built in storage, to the open plan friendly feel of this home along with the cosy living room, every area feels relaxed and calm. The neutral palettes and versatility of the house make life easy here. Whether cosying around the fire in cooler months, or opening out the patio doors to the terrace for a family shindig everyone is welcome and the house makes you feel at ease.

Exploring Upstairs

The pretty white painted staircase leads to an airy landing and four bedrooms and two bathrooms. The principal bedroom boasts a full wall of built in wardrobes plus a tasteful ensuite which offers a large shower as well as a bath – unusual in most ensuites. Across the landing are bedroom three and four, both good sizes with large windows making them bright cheery rooms. The family bathroom has both bath and shower, great for families with small children and bedroom two is set just along the corridor with dual aspect windows creating a light and airy feel. There is space in abundance here for family life and to welcome guests to stay.

Step Outside

The current owners installed impressive, automatic, oak gates at the entrance to the driveway to increase safety and privacy from the road and there is plenty of parking on the driveway plus a large garage. They also created extra drainage in both gardens and transformed the garden at the front of the house into a lovely additional turfed and well-maintained peaceful area with gorgeous blossom tree in Spring. The private rear garden is a real sun trap and boasts lawns, raised beds for vegetable growing and pretty flower beds giving a great combination of formal, working and cottage garden areas. There is enough space here to keep a keen gardener happy but equally is easy to maintain for anyone who isn't particularly green fingered but might like to experiment with a few plants and growing their own produce now and again. Many birds frequent the garden and the surrounding hedges so you can always be treated to bird song from dawn to dusk and there are fantastic sunset views over farmland too.

























INFORMATION



On The Doorstep

The friendly village of Bredfield offers a local shop, village hall and playing field, plus a Bowls Club, and is located off the A12 to the north of Woodbridge. The current owners have really enjoyed the easy walk to the village hall and playing fields for dog walks, the children's playground and tennis and basketball courts. You have immediate access to the countryside here with beautiful walks just outside the back gate leading to miles and miles of beautiful Suffolk landscape without having to get into a car.

How Far Is It To....

The bustling market town of Woodbridge is 10 minutes away and offers an eclectic mix of boutiques, galleries and retail opportunities. Amenities include restaurants, hotels, pubs and a cinema/theatre, doctors' surgery and sports centre plus schooling for children of all ages. The railway station offers regular services to Ipswich connecting to the line for London's Liverpool Street station. Woodbridge is along the River Deben providing wonderful sailing and riverside walks whilst for beach lovers the traditional seaside towns of Aldeburgh, Southwold and Thorpeness are all within easy reach. For history lovers Framlingham with its ancient castle is a short drive away too.

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... What 3 Words Location [///momentous.agreeable.averages](http://momentous.agreeable.averages)

Services, District Council and Tenure

Gas Central Heating Plus Solar Panels

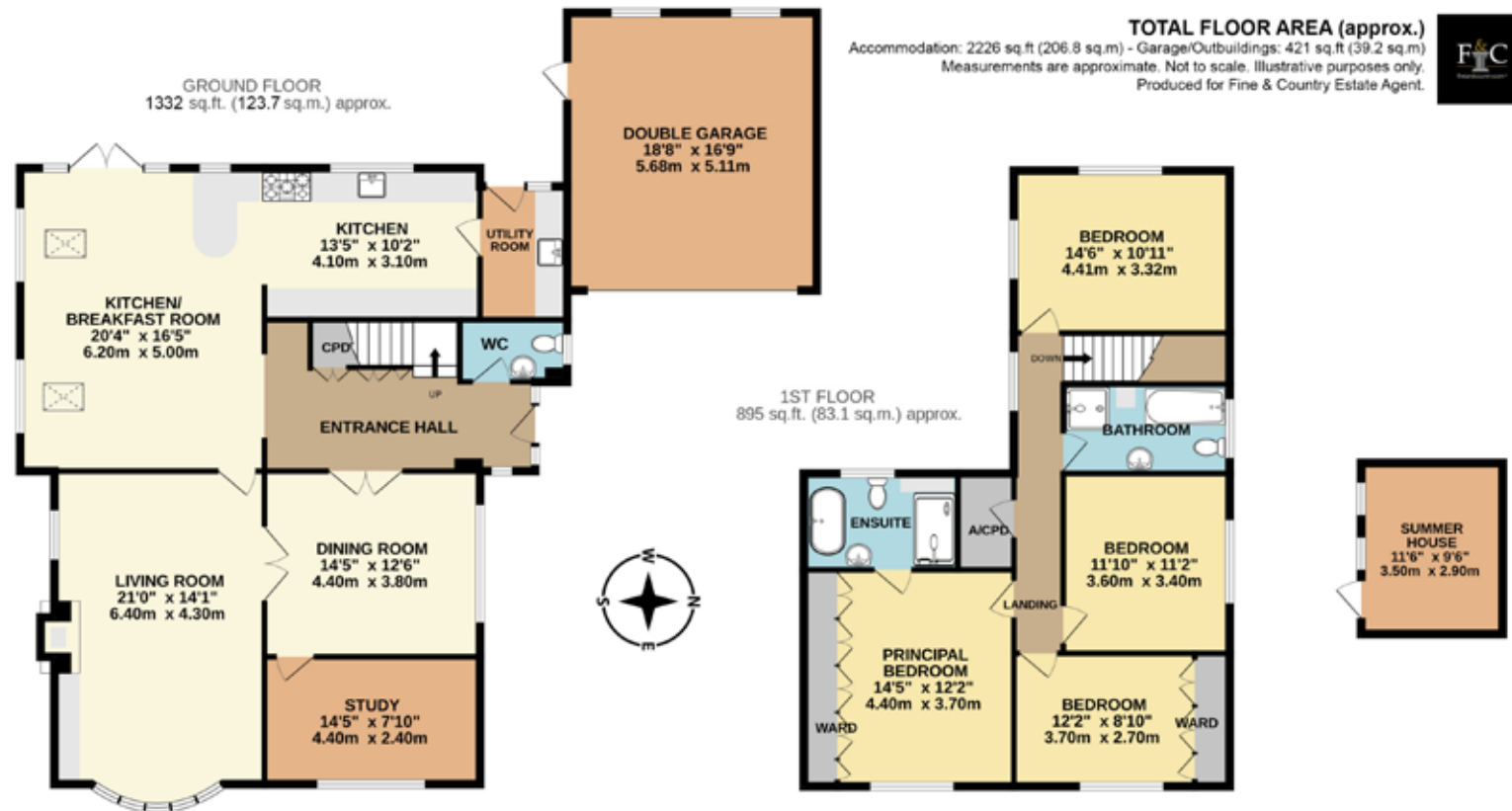
Mains Electricity And Water

Mains Drainage

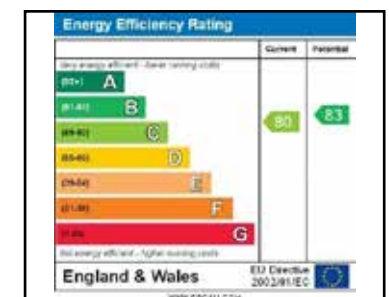
Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Suffolk Coastal District Council – Band F – Freehold



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.





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