



2 Lady Cottages
Ufford | Woodbridge | Suffolk | IP13 6DS

PRETTY AS A PICTURE



Welcome to this exquisite two-bedroom semi-detached cottage set in a perfect location – village centre, yet set back off a cul-de-sac leading up to the church. Originating possibly as far back as the 16th century, and with plenty of historic features remaining, the cottage is immaculately presented throughout and now offers all modern conveniences too.



KEY FEATURES

- A beautiful Grade II listed cottage
- Two double bedrooms
- Located in the heart of popular Lower Ufford
- Wonderful character features
- Private gravel drive
- Pretty gardens to the front and rear
- Immediate access to the surrounding countryside
- Sought-after, tucked away, village location
- Excellent access to rail and road links to London and elsewhere as well as all the amenities of popular Woodbridge

A gate in the picket fence brings you into the front garden, an enclosed spot enveloped in greenery and with a herringbone brick path which invites your approach. The charm is immediately apparent and you may well fall for the place at this point. A single storey of cream render with windows of sage sits under a steep roof of clay pantiles. Pitched dormer windows at the upper floor peep out above the roofline, and above them a rather splendid chimney stack, noted by Historic England for its “sawtoothed flues”. You can’t help but notice the decorative woodwork, gently scalloped around the openings. Step past the draped wisteria to the left, however, and behold a great flourish of exterior decoration on the end elevation: elaborately finialled bargeboards, a timber-crossed wall and a simply delightful oriel window canted outwards – you’ll catch your breath.

Step Inside

A pitched porch is central between two Georgian shuttered sash windows either side. Entry is to a small hallway with under stairs storage connecting the two main downstairs rooms. Both rooms benefit from good ceiling height and plenty of natural light. To your left is a double-aspect sitting room, sash window to the front, oriel window to the side. Solid oak beams and studs are left in their natural state, bringing visual warmth while the woodburning stove in the brick fireplace will provide the more tangible kind. You get the feeling long winter evenings will not be a problem in here. Open studwork, no doubt once the original back wall, provides an informal separation to a study area at one end of the room with its own skylight. It’s the essential home-working space everyone now needs.

Bright and Fresh

The dining room is a white-washed affair, bright and breezy with a large sash window and charming shuttered window, both overlooking the garden. A semi-glazed door leads to the recently refinished kitchen, a functional galley layout in white with grey worktops and including oven, hob, sink, fridge/freezer and dishwasher. Lightwells here and throughout the rear extension bring bounteous natural light downwards. A utility is handily adjacent and gives access to the rear garden





KEY FEATURES

Also on the ground floor is a well-appointed modern bathroom with a bathtub and shower above offering both options.

Upstairs

Stairs at the side of the stack lead to a small landing connecting two good-sized bedrooms each with built-in cupboards. To your right, the bright, light master bedroom benefits from two windows, one to the front in the dormer and the other, a sweet gothic-style iteration, above the oriel window in the sitting room below. A loft hatch in here leads to a small space in the pitch of the roof which will provide useful storage. The second bedroom also features a dormer window overlooking the garden and a charming brick fireplace

Outside

The gravel drive and the broad grass verge surrounding it feature offstreet parking for one car and a useful shed for storage. In addition to the charming front garden is a good-sized garden at the rear. Largely put to grass with some mature shrubs, these fully enclosed spaces represent a blank slate for the creative gardener to lay out as they wish.

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. Ufford is a vibrant community with its own village hall and plenty of local activities. 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 distant, from where are fast and frequent trains which reach London Liverpool Street in as little as one hour and eight minutes.

























INFORMATION



Directions

From Woodbridge head north on the A12. From the northbound A12 turn right at the roundabout onto Woods Lane towards Melton, turn left at the first set of traffic lights up the Yarmouth Road, turn right down Old Church Road and follow that lane into lower Ufford, where you turn right into Church Lane.

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./// initiates.shiny.saloons

Services, District Council and Tenure

Gas Central Heating

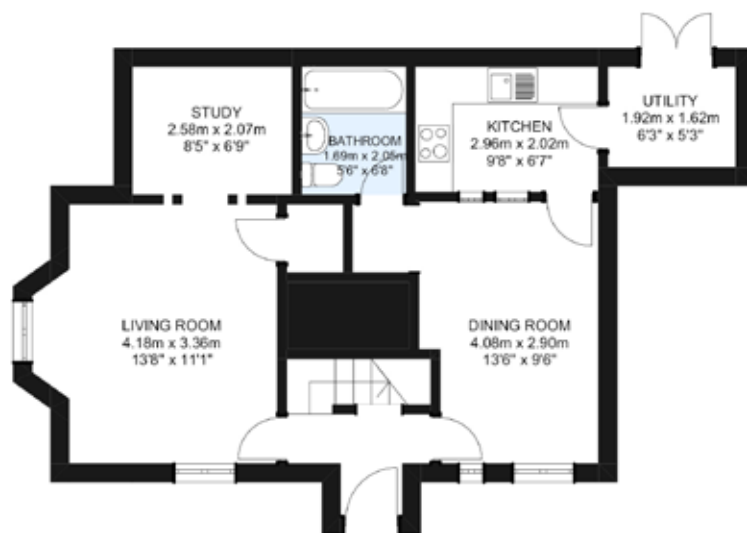
Mains Electricity, Gas and Drainage

East Suffolk District Council; Council Tax Band C

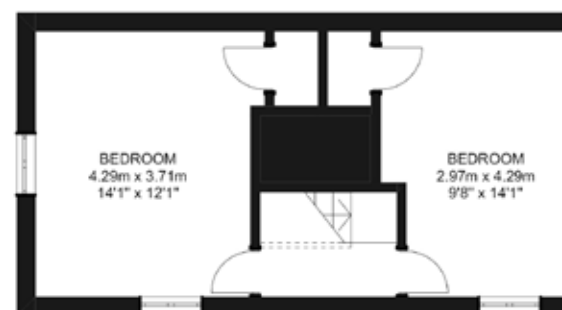
Broadband Connection: please check <https://www.openreach.com/fibre-checker> for your providers availability

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker for your provider.

We are informed that the neighbour has a right of access over part of the driveway.



GROUND FLOOR
58.0 sq.m. (624.30 sq.ft.) approx.



FIRST FLOOR
36.70 sq. m. (395.03 sq. ft.) approx.

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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