



Seckford Rise
Seckford Hall Road | Great Bealings | Woodbridge | IP13 6NT

Exceptional Countryside Living



Welcome to a home where luxury, space, and rural charm come together. Situated in a peaceful and beautiful rural location, this newly extended and fully refurbished 3-bedroom single-storey residence offers contemporary living at its finest—ready for its very first occupants since renovation. With no onward chain, this stunning home is move-in ready and full of thoughtful, high-end touches and just two miles from the highly sought after town of Woodbridge and rail links.



KEY FEATURES

- Beautiful rural location
- New buyers will be first to live in
- 25ft stunning open plan living kitchen
- Large private garden of 0.74 acres
- CCTV and security system
- No chain
- Newly extended and refurbished
- Principal bedroom with dressing room and en-suite
- Parking for several cars
- Single storey living





The owner was drawn to this location due to the quiet peaceful situation, with plenty of land around and amenities close by. The grounds offer expansive countryside views and complete privacy, yet you are just a couple of miles from urban civilisation.

The property has undergone a complete renovation, including a magnificent kitchen/dining room extension, with the plot levelled and seeded, garage and car port added, and every room upgraded to immaculate finish. The result is a contemporary stylish home from halo lighting and fabulous island in the family room, to high end kitchen and bathroom fittings, all bedrooms benefitting from their own ensuite to electric gates and thoughtful touches outside including wide gate to get a ride on mower through! No one has lived here since the renovation, so new owners will be the first to experience remodelled luxury living, here for the taking.





Step Inside

Stepping inside brings you into a stylish entrance hall, with cosy sitting room with modern fire – the go to spot for a winters evening. Next you find a double bedroom with its elegant ensuite shower room and just across the hall is the principal suite. This is a wonderful space with huge windows and door to the terrace and offers an expansive ensuite boasting both bath and shower plus a dressing room too – this feels like visiting a boutique hotel! Imagine that first cuppa of the day, outside with the morning chorus in summer, or weather watching from the snuggle of the duvet in winter. Coming back along the hallway you find two great storage cupboards on your right and another two just across the hall – plenty of room for coats and boots, linens, and towels. Turning right here you find the fabulous showstopping, triple aspect kitchen/dining/family room. With huge picture window and doors on two sides this room is positively swathed in light and bathed in a feeling of space. The AGA makes family meals or entertaining so easy with gas hob, two double electric ovens plus traditional AGA ovens too. The central kitchen island offers ample worktop for baking and bar seating for four, so cooking becomes a sociable affair here – with family and friends able to chat to the chef. There is space for a large dining table as well as sofas inviting you to linger over coffee after supper or just relax and watch children playing on the lawns. Coming back to the entrance hall you find the third bedroom, again with chic ensuite, a separate guest cloakroom and the utility room with door to the car port. Even this space is immaculate, with storage and fittings making laundry less of a chore.





Modern Comfort Wrapped In Countryside Calm

This home is more than just a renovation—it's a complete lifestyle upgrade. With modern comfort wrapped in countryside calm, it's perfect for those seeking space, style, and tranquillity. Whether you're downsizing, relocating, or investing in your forever home, this property ticks all the right boxes and also offers peace of mind with so many points of infrastructure already addressed: 3 electric gates, security system, and high spec fixtures and fittings. This is a versatile home, with rooms easily reimagined or repurposed to suit your needs and able to grow with the family. The driveway could be easily widened to accommodate work vehicles, campervans, or boats with ample space for parking too. The car port could be enclosed to create a fabulous gym area with shower—a WC already exists here—equally it could make a great home office or business space. The sitting room could make a gorgeous teens den/gaming room, or even a fourth bedroom. The loft space has good height here, so there is scope to add further accommodation and create a first floor if desired. Add to all this, with no chain attached, a seamless, stress-free purchase process is assured.

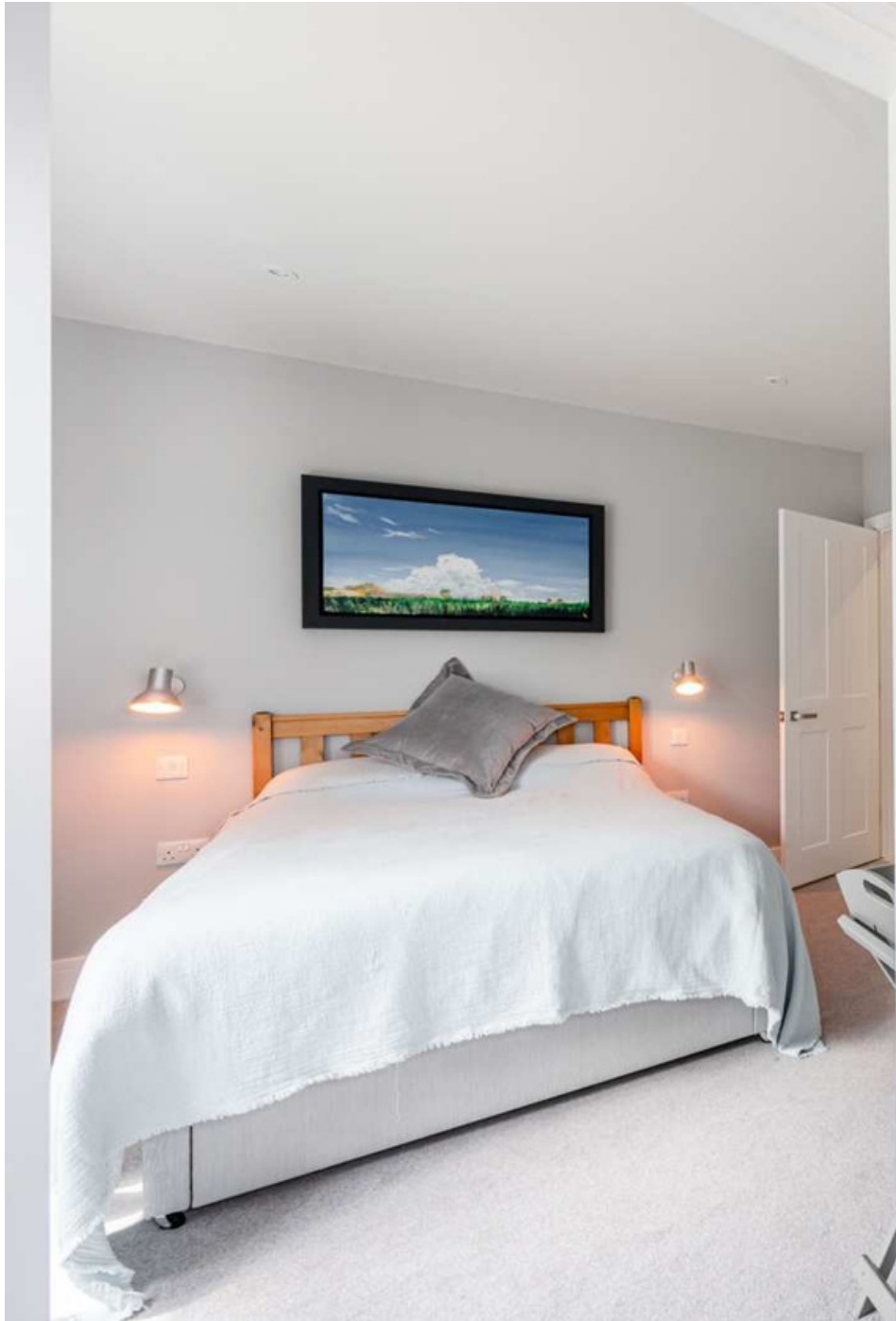


















Step Outside

Approached from a driveway sweeping across the front of the house there is ample parking for guests plus a garage and cart lodge at the front too for convenience – unloading the weekly shop in winter will be stress free here with door from the cart lodge straight into the utility room. There is a thoughtful small patio at the front, with power to it and overlooking the golf course – a real sundowners spot for taking in the sunset with a large G & T. The grounds wraparound the house and offer so many features – the terrace stretches the width of the property with fencing separating the rear and front gardens fully enclosing the rear of the plot and an additional enclosed terrace to the side of the kitchen with access to the cart lodge and kennels - ideal for dogs and young children to play within sight. The lawns sprawl away with a pretty summer house placed peacefully towards the rear and mature trees and shrubs providing interest. There is space perhaps for a swimming pool or tennis court and behind the hedging is the working part of the gardens, perfect for chickens, and veggie beds for those who fancy growing their own. With countryside and farmland surrounding this home you can enjoy the peace and serenity, taking in the changing seasons with open skies and scenic views all around.

On The Doorstep

Seckford Rise is in the most beautiful countryside setting, just outside the welcoming and active village of Great Bealings. The village offers an 'Outstanding' primary school and beautiful village church along with community events run from the village hall. These include yoga, Pilates, ballroom dancing, a snooker room and annual events including open gardens, plant sales, easter events and the annual traditional village fete. The playing fields and a wonderful children's play park are adjacent to the village hall along with a sports court suitable for netball, hockey tennis and 5 a side football so there is something for everyone here. For nature lovers a range of footpaths are easily accessible for country cycle rides, walks and bird watching. Seckford Hall Golf Club with its an 18-hole course and Seckford Hall Hotel and Spa are close by too.



INFORMATION



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.. [///arena.kind.reputable](https://arena.kind.reputable)

How Far Is It To....

Woodbridge is just two miles away in a beautiful riverside setting providing a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford, Aldeburgh, Thorpeness and Southwold are also within a short driving distance.

Directions:

From Woodbridge drive South on the A12 via the Martlesham by-pass. At the roundabout to the south of Woodbridge take the left exit. Continue on the A12 for approximately 400 metres and take the first turning on the left into Seckford Hall Road. Continue for approximately 600 metres where the property will be found on the right hand side.

Services, District Council and Tenure

Oil Central Heating

Mains Electricity,

Mains Water

Drainage Septic Tank - upgrade/replacement may be necessary.

Mid Suffolk District Council - Council Tax Band E | Freehold

FTTC Broadband Connection Superfast internet at 1000mbps but please check <https://www.openreach.com/fibre-checker> Mobile Phone Reception Very Good on all Networks, See Link to check View mobile availability - [Ofcom Checker](#)

Seckford Rise, Seckford Hall Road, Great Bealings

Approximate Gross Internal Floor Area = 242.1 sq m / 2607 sq ft

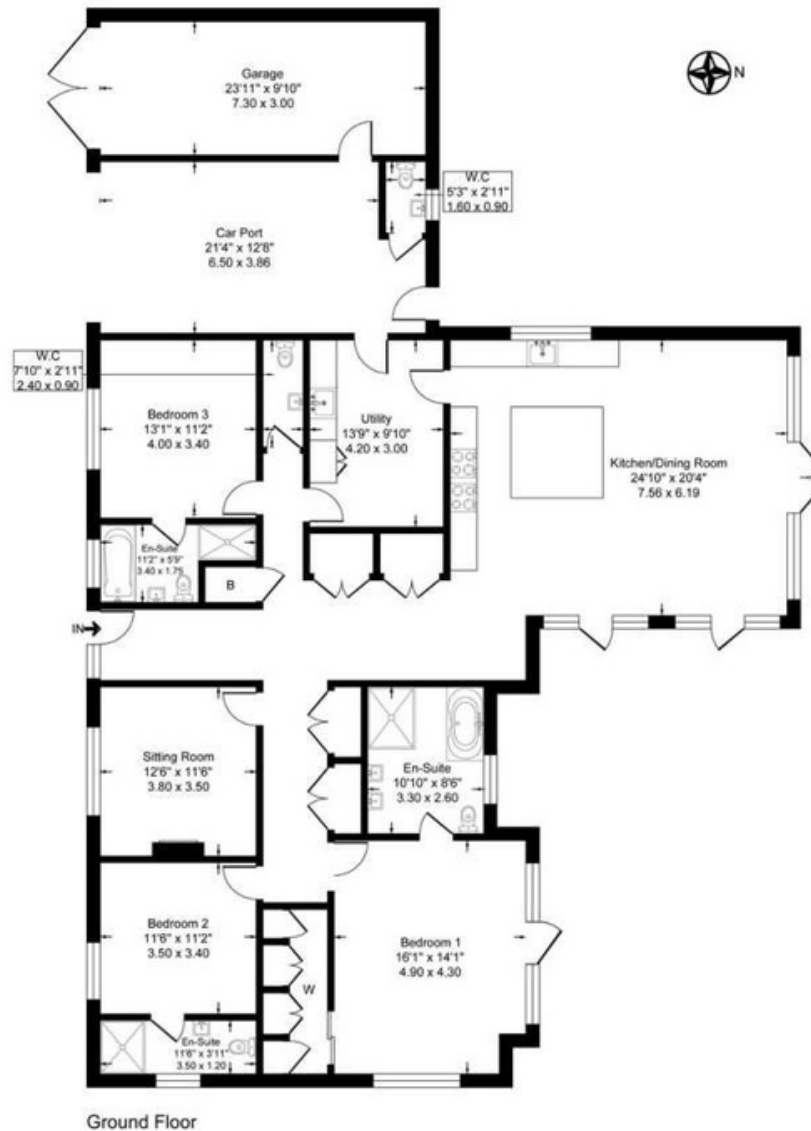


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

