



Cedar Ends  
Rectory Road | Hollesley | Suffolk | IP12 3JS

# Coastal Countryside Retreat



Cedar Ends is an extended four-bedroom detached bungalow, immaculately presented and offering well-proportioned, versatile accommodation throughout. A long brick-paved driveway provides extensive parking and leads to a detached double garage. The property sits moments from Suffolk's Heritage Coast, making it an exceptional choice for those who value space, fresh air and coastal surroundings.



# KEY FEATURES

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- Detached Bungalow
- Beautiful Views
- Four Bedrooms
- Double Garage
- Landscaped Rear Garden
- En-Suite Shower Room
- Stylish Fitted Kitchen
- Walk in Wardrobe in Master Bedroom
- Separate Dining Room

## Welcome Home

Cedar Ends is set back discreetly from Rectory Road, approached via an expansive driveway that offers parking for numerous vehicles, leading to a smart double garage fitted with modern Garolla automatic roller doors. The arrival feels instantly calm and private, with mature hedging and established planting creating a sense of seclusion while still being part of Hollesley's warm and welcoming village community.

Stepping inside, the house opens into spaces that feel bright, balanced and intuitively arranged. The kitchen is a thoughtfully designed space with sleek cabinetry, generous work surfaces and a layout that makes cooking a pleasure. It's a kitchen that works just as well for everyday family life as it does for hosting friends over long, relaxed suppers.





# KEY FEATURES

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The reception areas flow beautifully, offering versatility for both sociable living and quieter moments. Natural light pours through the windows throughout the day, creating uplifting spaces that overlook the garden and greenery beyond. There is an inviting sense of warmth and comfort here, enhanced by the property's gentle palette and thoughtful finish. Whether curled up with a book in the lounge, sharing a Sunday lunch in the dining room, working in the neatly shelved office or hosting larger gatherings, the home lends itself to an easy, unhurried pace of life.

Both the dining room and lounge feature sliding doors that lead to the rear garden patio - adding a sense of inside/outside living, and are just perfect for the summer months.

A wonderfully spacious utility room offers practicality with space for washer and dryer, plentiful storage, sink and a must have built in wine rack. A side door affords easy access to the rear garden and front driveway.

## Versatile Lifestyle Living

The bedrooms are arranged to provide restful privacy, each with its own character and outlook. The principal bedroom with a convenient walk-in wardrobe and fully tiled en-suite, feels wonderfully peaceful, while the additional rooms offer flexibility – whether used for family, guests, a home office or creative space. The main bathroom is well-presented and designed with practicality in mind.









# KEY FEATURES

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## Step Outside

The gardens surrounding Cedar Ends are truly special and form one of the standout features of the property. The front garden is well screened by fencing and mature hedging, creating a sense of privacy from the moment you arrive. A timber gated side access leads to a paved walkway and gravel garden that continues around the property, passing the oil tank and oil-fired boiler which serves the central heating and domestic hot water supply. Along this route are useful touches including an outside tap, power point and a discreet outdoor cupboard concealing the Calor gas supply for the Range cooker hob.

The walkway opens into an extensively paved patio arranged with decorative low-level walls filled with mature shrubs, roses and ground-covering plants. Twin walkways gently lead down to a pebbled path which borders one edge of the formal lawn. The entire garden feels secluded and beautifully landscaped, enclosed by fencing and hedging with an abundance of mature trees, shrubs and herbaceous borders that create colour and texture throughout the year.

A circular patio sits to one side, perfect for outdoor dining or evening drinks, while the pebbled pathway continues towards a charming trellis archway. Beyond the archway lies a wonderfully useful vegetable garden with lawned areas on either side, enclosed vegetable beds, a timber shed, compost storage and a greenhouse. To the rear of the vegetable garden stand apple trees, and the laurel-planted boundary opens to an attractive, far-reaching aspect. A timber gate here provides access to a footpath that leads directly to the village centre, home to the shop and the local pub/restaurant – a lovely everyday convenience.













# KEY FEATURES

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To the opposite side of the house, a further walkway leads to an open-fronted storage area with space for the Calor gas that serves the living-room fire, and additional storage beyond. The garden has been carefully tended and beautifully maintained by the current owners, offering a blend of structure, colour and tranquillity that perfectly complements the lifestyle this home provides. Outside spaces wrap harmoniously around the house, creating numerous places to sit, entertain, or simply enjoy the daylight moving through the trees. It's a garden that allows for both productivity and relaxation – from quiet morning coffees to tending raised beds, hosting summer gatherings or wandering through the borders at dusk.

## About The Area

Hollesley itself is one of Suffolk's most loved villages, surrounded by open countryside, heathland and wildlife-rich landscapes. A standout attraction is nearby Shingle Street, just a short drive away – a spectacular and peaceful stretch of unspoilt coastline where residents walk, frolic in the pebble banked pools, watch the changing tides and take in some of the most beautiful light on the Suffolk coast. The wider area offers endless opportunities for walking, cycling and exploring nature. Woodbridge, Orford and the surrounding market towns provide excellent restaurants, independent shops, cafés, galleries and sailing opportunities, along with strong schooling options and transport links towards Ipswich, London and the wider region.

Cedar Ends is a property that offers the best of Suffolk living – privacy, generous outdoor space, a beautifully flowing interior and a coastal lifestyle enriched by the nearby shoreline and countryside. It is a home to settle into and enjoy, combining comfort, practicality and the timeless appeal of its setting.









# INFORMATION

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## Directions:

On the A1152/Wilford Bridge Road, over the railway line and to a roundabout. Take the second exit onto the B1083 signposted to Bawdsey and Hollesley. Proceed for approximately 0.7 miles, then bear left and continue for approximately 3.3 miles. You will now bear slightly right continue along this road until you arrive at the cross roads, then proceed straight across into Rectory Road, continue along and the property will be found on the right hand side.

## 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: ///blend.multiples.inched

## Services, District Council and Tenure

Oil Central Heating - Mains Electricity, Water & Drainage  
Broadband Available – Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check  
Mid Suffolk District Council – Band D  
Freehold

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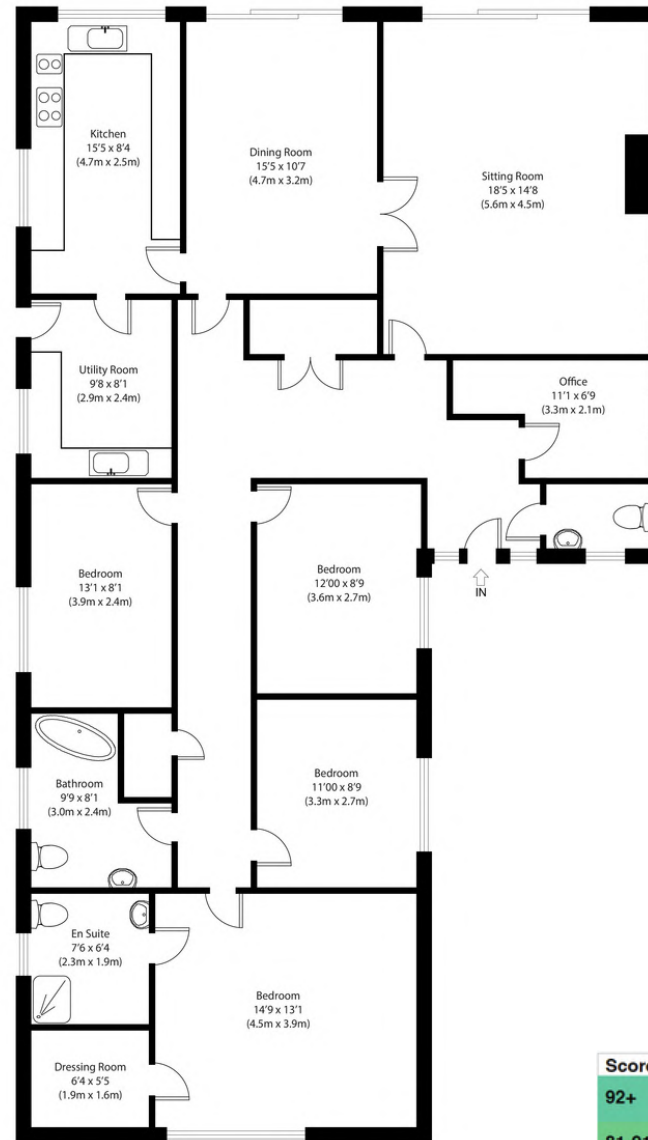
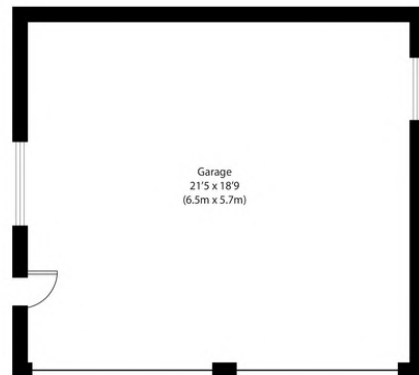
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Ground Floor  
 Approximate Gross Internal Area  
 Main House 1595 sq ft (148 sq m)  
 Garage 410 sq ft (38 sq m)  
 Total 2005 sq ft (186 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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