

*A five bedroom detached house with delightful field views across to the church, within walking distance of the village shop, school and pub.*



#### Guide Price

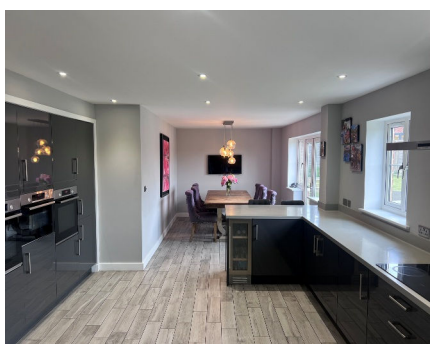
£675,000

Freehold

Ref: P7927C

#### Address

19 Millers Way  
Otley  
Suffolk  
IP6 9HF



Reception hall, cloakroom, sitting room, kitchen/dining room and utility room.

Five first floor bedrooms, two with en-suite shower rooms and family bathroom.

Ample off road parking, large double garage and garden.

**No forward chain.**

#### Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

19 Millers Way is situated within walking distance of all the village has to offer. There are various amenities including a shop, a pub, The White Hart, village hall, doctors surgery and primary school. The house itself takes full advantage of the views towards the village church. The village is situated in the convenient location being just 8 miles from Ipswich which has rail links to London Liverpool Street, Woodbridge which is 6 miles, Framlingham 6 miles and the coast with destinations such as Aldeburgh being 18 miles.

## Description

19 Millers Way was constructed approximately five years ago and still benefits from the remainder of its warranty. The house is understood to be of block construction with brick elevations under a slate tiled roof. It offers well laid out accommodation and benefits from an air source heat pump along with double glazed UPVC windows throughout.

A front door provides access to the reception hall where stairs rise to the first floor landing and there are storage cupboards. Doors lead off to the sitting room, study, cloakroom, and also the kitchen/dining room. This particularly spacious room has east facing windows overlooking the garden and towards the village church. The kitchen area is fitted with a stylish range of wall units and integrated Bosch appliances including two electric ovens, a combi oven/microwave, a full size fridge and freezer along with a wine fridge. There is a four ring halogen hob with extractor fan above. Throughout the room is tiled flooring and recessed spotlighting which continues to the dining area where French doors open to the rear patio. Off the kitchen/dining room is access to the utility room. This is fitted with high and low level wall units along with a stainless steel sink and space and plumbing for a washing machine and tumble dryer. There is a door to the exterior. From the hallway there is also access to the cloakroom with WC and handwash basin, the study which has a window to the front of the property, and also the sitting room. This has LVT flooring and a window to the front of the property.

The first floor landing has an airing cupboard with a hot water cylinder and hanging rail. There is access to the five bedrooms and family bathroom. Bedroom one has fitted shutters and enjoys fine views over open countryside towards the church. It has fitted wardrobes and a door to an en-suite shower room comprising WC, handwash basin and shower unit. The second double bedroom, again with fitted shutters also has a shower room with WC, handwash basin and shower unit. Bedroom three and four are both good size doubles with fitted shutters and windows to the front of the property, one of which has a built-in cupboard. The fifth bedroom is a single with views over the rear garden towards the church. There is scope, subject to the normal consents, to install a staircase from this space up to the attic to create further living accommodation if required. Adjacent to bedroom five is a family bathroom, comprising a bath with shower above, WC and handwash basin.

## Outside

To the front of the property is off road parking. This leads to a large double garage which has two up and over doors to the front and a personnel door which leads into the garden. The garden is predominately laid to lawn and there is a patio area abutting the house and raised flower beds. In one corner is an excellent studio which is being used as a gym. The rear garden measures approximately 65' x 40'.











## 19 Millers Way, Otley

Approximate Gross Internal Area = 177.2 sq m / 1907 sq ft

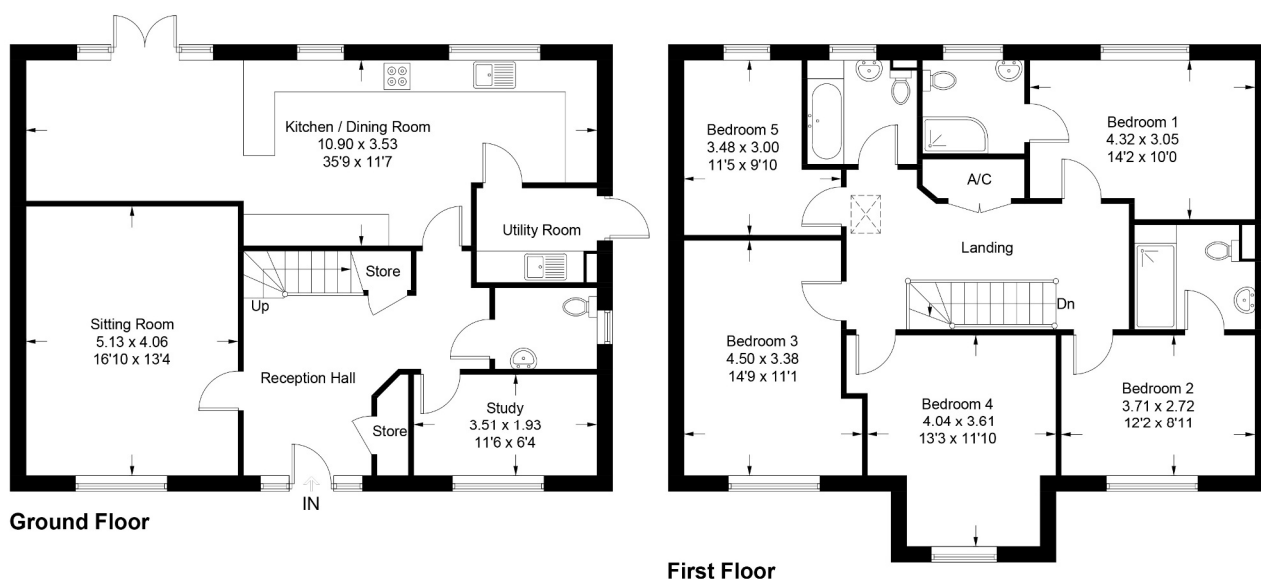


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307291)

**Service Charge** The service charge for 2026 was £142.78. This covered communal grounds maintenance etc.

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Air source heat pump serving the central heating. Ground floor heating with first floor radiators. EV point along with external power points and tap.

**Broadband** To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating B = (Copy available from the agents upon request).

**Council Tax** Band F ; £3,253.76 payable per annum 2026/2027

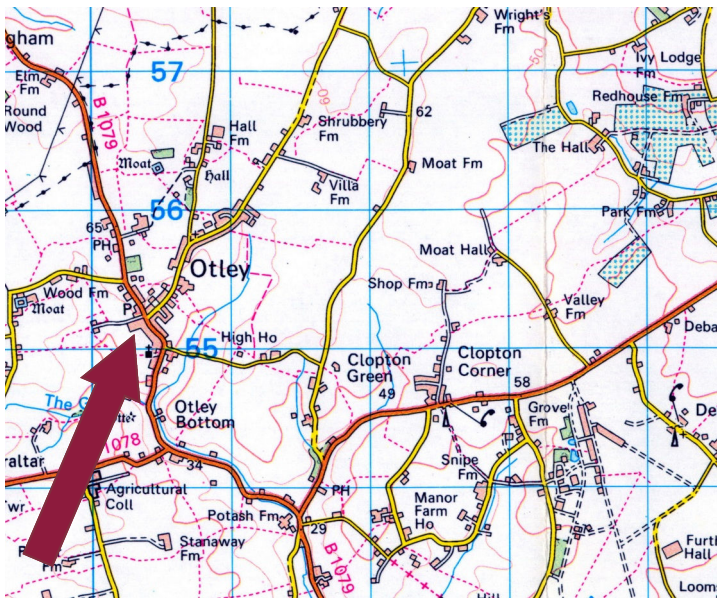
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**June 2026**



### Directions

Heading north from Woodbridge on B1079, enter Otley and in the centre of the village adjacent to shop, turn left onto Millers Way. Continue along the drive and then at the end, bear left where number 19 is corner plot on the left hand side.

What3Words: ///brief.universe.uncouth



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