

*An exceptionally spacious, three bedroom detached bungalow with an adjoining two bedroom annexe, within the rural village of Swilland.*



#### Guide Price

£675,000

Freehold

Ref: P7523/B

#### Address

Little Shambles  
Kirby Lane  
Swilland  
Ipswich  
Suffolk IP6 9FD



- A detached bungalow with flexible accommodation
- Large reception rooms ideal for entertaining
- Farmhouse style kitchen with utility
- Separate utility/shower room
- Purpose built wet room
- A total of five double bedrooms
- Ample off road parking for multiple vehicles
- Stunning rural views

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

Little Shambles is situated within the Parish of Swilland. The village itself offers the best of both worlds, being in a pleasant rural setting yet only 5.5 miles from Woodbridge and 6 miles from Ipswich, both of which offer a good selection of shops and businesses, as well as regular trains to London's Liverpool Street Station. The village offers countryside walks, an attractive village church and the award winning Moon & Mushroom public house.

## Description

Little Shambles is a spacious and well maintained detached bungalow with attached annexe. The property offers flexible, comfortable and well laid out accommodation and would be ideal for multi-generational living or for those who wish to rent the annexe out and create additional income, subject to relevant planning permissions and consents.

Entering the property from the front into the reception hall featuring an engineered oak flooring that extends throughout the hall, sitting room, dining room and bedrooms. The spacious sitting room is a bright airy room, featuring a woodburning stove and which leads through to the dining room with views over neighbouring countryside to the rear. French doors lead from here in to the conservatory, in all providing an exceptional entertaining space for family and friends. A further set of doors open out onto the glass covered veranda which provides a superb indoor and outside entertaining space. The dining room and reception hall both have doors leading to the kitchen. The farmhouse-style kitchen has been created featuring a four oven oil-fired Aga which sits between granite worktops with a range of hand-built solid oak wall and base units. There is a good amount of storage space, including a pan drawer and larder cupboards, and space for appliances. There are twin sink units with mixer tap over recessed into the wooden worktop. A door from the kitchen opens to the utility room with a stable door to the garden. It has a range of units installed, one of which houses the water softener. It also has worktops to the side and a stainless steel sink unit with a mixer tap over. The inner hall has an abundance of useful storage cupboards and access to the loft space which is partly boarded and benefits from a ladder.

Doors from the inner hall lead to bedroom one, which benefits from two built-in double wardrobes. Bedroom two is another double bedroom with a door to the garden. Bedroom three is a further double bedroom. In addition, there is a specially designed wet room with a power shower. A concealed cistern WC, two washbasins, one is height-adjustable with a backlit mirror above, mixer taps over, a chrome heated towel rail and additional vertical radiator. There are also two oak storage units.

The annexe can be accessed from the main bungalow or independently from outside. The accommodation comprises, entrance hall, sitting room with engineered oak flooring, kitchen, two double bedrooms and a family bathroom. There is a further utility room with shower cubicle.

The property additionally benefits from solar panels that are set up under a feed-in tariff (FIT), tariff rate to be confirmed.

## Outside

A driveway leading to the property offers off-road parking for several vehicles. The property is surrounded by its gardens which are primarily laid to lawn with areas of hardstanding and terraces. There is also a large pond and a timber summer house situated to the side of the property. The gardens are completely fenced and extend to approximately .57 of an acre.

















## Little Shambles, Swiland

Approximate Gross Internal Area  
239.9 sq m / 2582 sq ft



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

**Services** Mains water and electricity. Modern sewage treatment plant and oil-fired central heating.

**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 = D (Copy available from the agents upon request).

**Council Tax** Band G; £3,793.02 payable per annum 2026/2027.

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

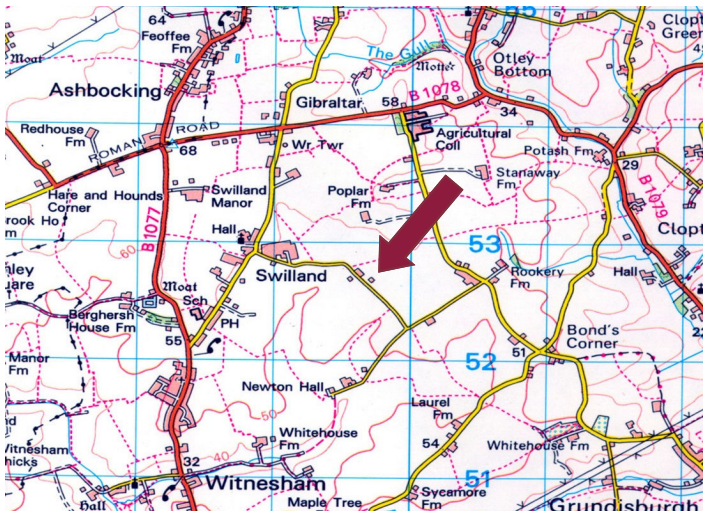
### NOTES

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.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**March 2026**



## Directions

From Ipswich's northern ring road proceed north towards Westerfield on the B1077. Proceed through Westerfield and also through Witnesham. Having gone through Witnesham take the turning on the right towards Swilland. Pass the public house on the left hand side and take the next road on the right. Continue on the lane for approximately half a mile where Little Shambles can be found on the left hand side.

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