

A well presented modern house standing in grounds of almost half an acre, situated in a pleasant village setting in Bromeswell, 2.5 miles from the centre of Woodbridge.



Guide Price

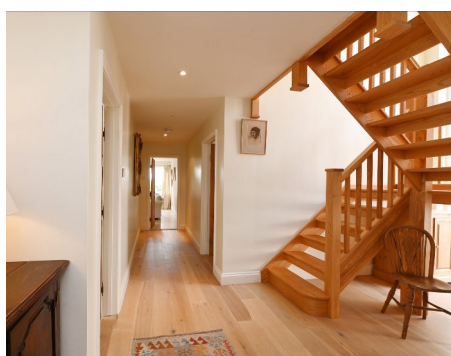
£975,000

Freehold

Ref: P7870/C

Address

Cobbs Close
School Lane
Bromeswell
Suffolk
IP12 2PX



Hallway, kitchen/breakfast room, utility room, cloakroom, sitting room, dining room, drawing room, two studies, two ground floor bedrooms and en-suite shower.

Impressive first floor principal bedroom with views of the garden, and en-suite shower room. Two further first floor bedrooms and bathroom.

Ample off road parking, double garage and mature garden, in all extending to 0.45 acres

Contact Us



Clarke and Simpson
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

Cobbs Close is located along School Lane, within the small and desirable village of Bromeswell. Bromeswell is just 2.5 miles from Woodbridge, bounded on the west by the River Deben and benefitting from an award winning dining pub, The Unruly Pig, and a golf club. This is the gateway parish for the environmentally sensitive district known as the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty with its protected rural landscape. The village lies only a mile from the World Heritage site of Sutton Hoo; the burial Ship of the Saxon King Raedwald. Bromeswell is well positioned to provide easy access to the A12 trunk road or, alternatively, East Suffolk's Heritage Coast.

The nearby popular and historic market town of Woodbridge benefits from an excellent choice of primary and secondary schooling in both the state and private sectors. It also has a wide range of shopping facilities along the Thoroughfare in the heart of the town. Woodbridge is also a popular destination for sailing as it sits on the banks of the River Deben, which is probably best known for its iconic Tide Mill building. The county town of Ipswich is approximately 10.5 miles to the west, and provides direct railway services from Ipswich, with a branch line connection to nearby Melton, to London's Liverpool Street taking just over the hour.

Description

It is understood that Cobbs Close dates from the 1970s. It was, however, completely altered and extended in 2010. It is now presented in a modern style with a mixture of rendered and weatherboarded elevations under a tiled roof. The accommodation extends to over 2,650 sq. ft and of particular note is the principal bedroom which has a vaulted ceiling and east facing floor to ceiling windows and French doors taking advantage of views over the garden.

A front door opens to the hallway. This has a floor to ceiling north facing window and stairs rising to the first floor landing. There is a built-in airing cupboard with hot water cylinder and slatted shelving. Doors lead off to the kitchen, reception rooms and two ground floor bedrooms. The kitchen/breakfast room has north and east facing windows and French doors leading to the garden. The kitchen area is fitted with high and low level wall units with an integrated dishwasher, electric oven and 4 ring hob and extractor fan. There is a one and a half bowl stainless steel sink and a further display cabinet within the breakfast area. A door leads to the utility room which has high and low level wall units, a stainless steel sink and space and plumbing for a washing machine and tumble dryer. In addition is a north facing window and stable style door to the exterior. There is a built-in storage cupboard and also a door to a cloakroom that has a WC, handwash basin, boiler and water softener.

The sitting room is dual aspect with an east facing window overlooking the garden and south facing French doors opening up to a patio. Adjacent to this is the dining room that once again has a French door opening up to the south facing patio. The triple aspect drawing room has a fireplace with a wood burning stove along with west and south facing windows as well as an east facing partially glazed stable style door to the garden. A door from the drawing room leads to the two studies, both of which have windows.

Also on the ground floor are two bedrooms, bedrooms four and five. Bedroom four is a spacious double with south facing window and en-suite shower room comprising WC, handwash basin, shower and tiled walls and flooring with electric underfloor heating. Bedroom five can be used as a double and has north facing windows.

The first floor landing has a south facing window and doors off to the three first floor bedrooms and bathroom. The principal bedroom has a vaulted ceiling with floor to ceiling windows and a French door opening up to Juliette balcony. A door opens to an en-suite shower room which has two handwash basins, a WC, shower and east facing window. Bedroom two is a dual aspect double with north and south facing windows. Bedroom three, can be used as a double and has fitted wardrobes and a north facing window. The bathroom has a rolled top bath, shower, WC, handwash basin and a north facing window.

Outside

The property is approached from the lane via a driveway upon which Cobbs Close has a right of way, paying a fair proportion toward maintenance. This leads to a substantial shingle parking area and to the double garage. This is of brick and block construction under a tiled roof and has an up and over door to the front and a window and personnel door to one side. The gardens lie predominately to the east of the house with a south facing patio. The gardens, which are predominately laid to lawn contain shrubs, flower beds and also attractive mature trees. In all the grounds extend 0.45 acres.

















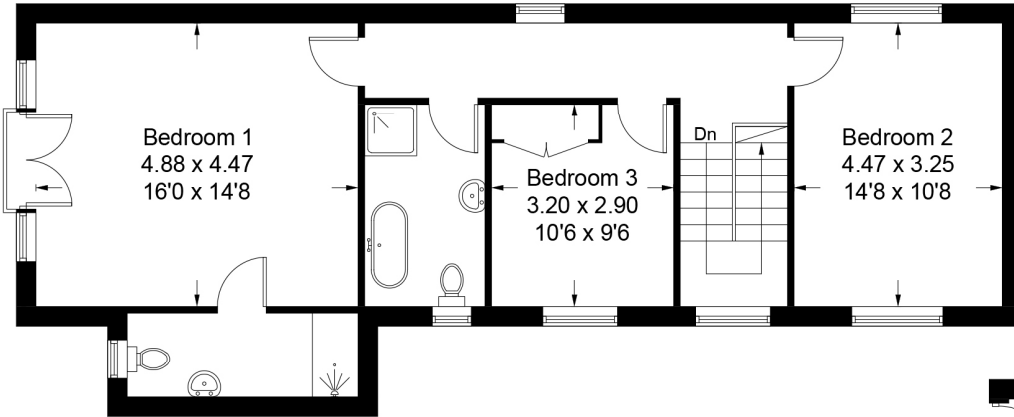




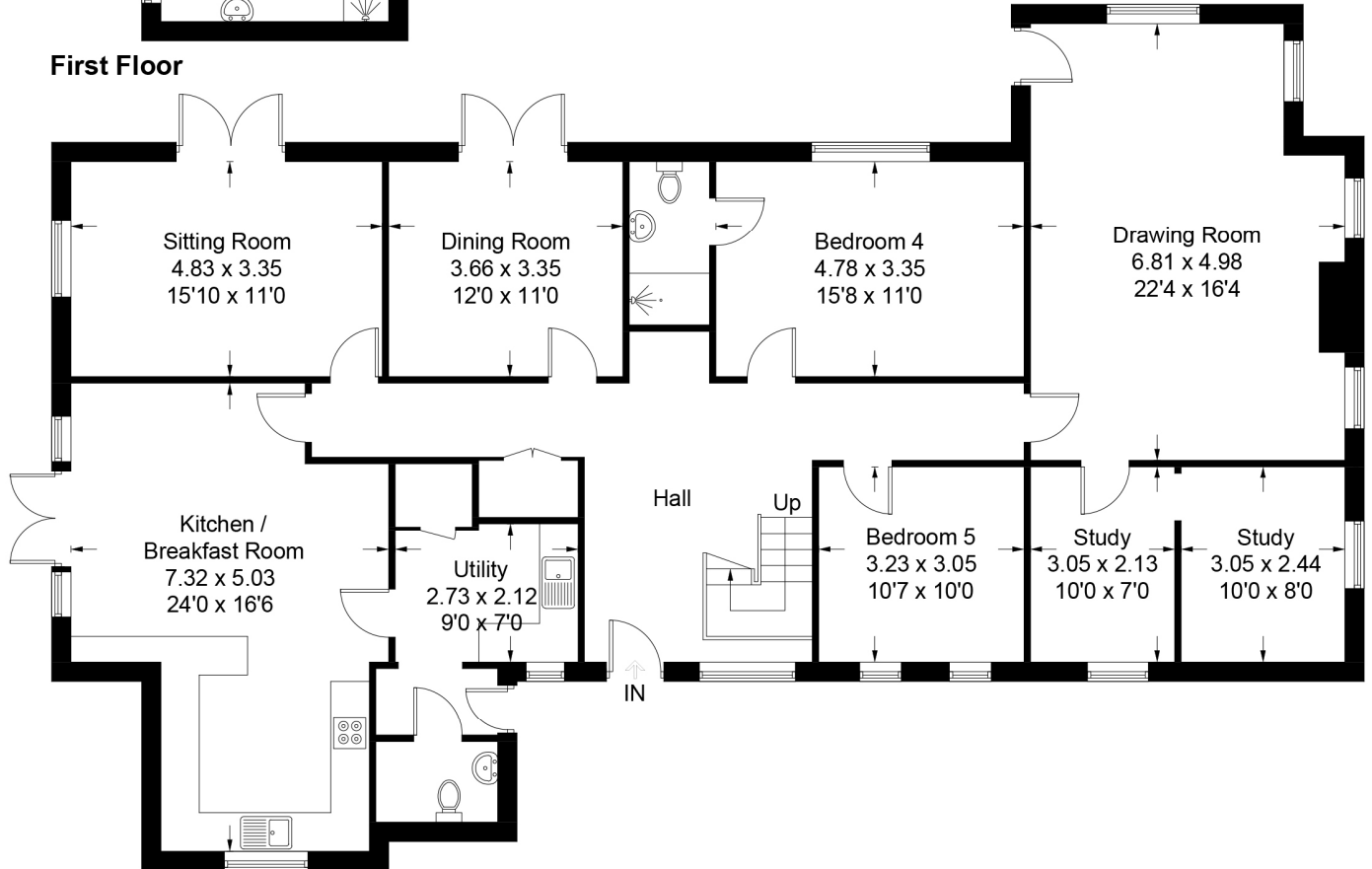


Cobbs Close, Bromeswell

Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. 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).

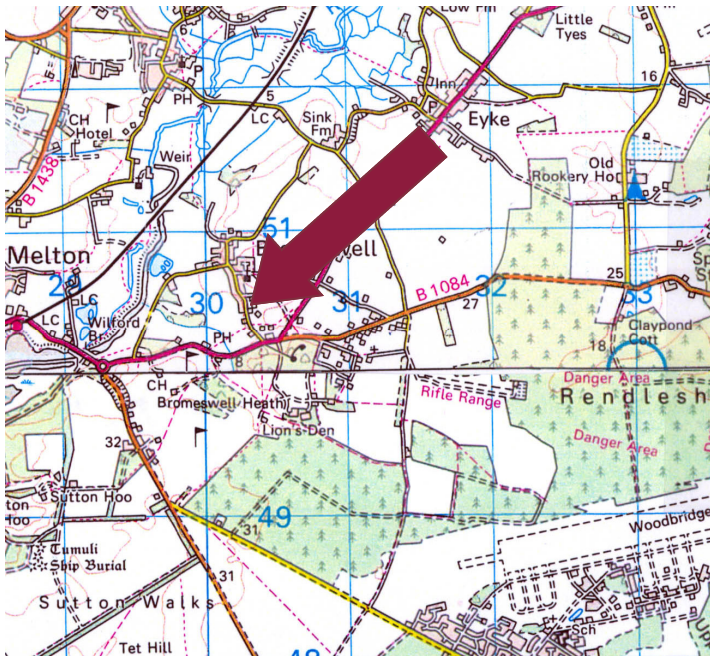
Council Tax Band F; £3,279.60 payable per annum 2026/2027

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.
4. There is a small pond hidden under foliage in the back garden. Those viewing should take care.

April 2026



Directions

From Woodbridge, proceed towards Melton. At the traffic lights turn right and pass Melton Railway Station on the right hand side. At the next roundabout, turn left signposted to Snape. Having past Woodbridge Golf Club on the right hand side and the Unruly Pig on the left, take the next lane on the left into Bromeswell Village. Past the Village Hall on the left hand side and continue along the lane taking the drive on the right hand side which leads up to Cobbs Close.

What3Words: ///flips.retiring.uttering



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.