





The Lodge, Wilford Bridge Road, Sutton, Woodbridge, IP12 3DH

william h brown

welcome to

The Lodge, Wilford Bridge Road, Sutton, Woodbridge

Discover a captivating 1908 character home with extension on 3 acres by the River Deben. Enjoy stunning river views and your own harbour—ideal for sailors. Features include wrap-around gardens, a spring-fed lake, 4 bedrooms, a double garage, and ample parking. A rare riverside gem!

Entrance Hall
Beautifully presented entrance hall with wood laminate flooring throughout, split level hallway and access to each reception room.

Cloakroom
Double glazed window to rear, fitted with a WC and vanity sink, fitted cabinet, radiator and tiled flooring.

Study
Double glazed windows to side and rear, double storage cupboards, fitted cupboards with shelving, radiator, water softener and carpeted flooring.

Living Room
Spacious living room with double glazed bay window to front and two further double glazed windows to side, with views over the River Deben and own harbour, wood burner with stone base and surround, exposed beams, two radiators, wall lights, carpeted flooring throughout. The perfect space for unwinding of an evening.

Kitchen/Diner
Light-filled kitchen/diner with double glazed windows to all aspects, patio doors leading to the rear garden and floor to ceiling windows to rear, stunning views over rear garden and lake and also views of River Deben to front. Fitted with a range of eye and base level units with granite work surfaces, matching style central island, inset one and a half bowl sink with drainer and chrome mixer tap and hot water tap, tiled splashback throughout, integrated double oven with induction hob and cooker hood, integrated dishwasher and space for fridge freezer, ample space for table and chairs, two radiators, wall lights and tiled flooring. Great for entertaining and hosting.

Utility
Doors leading to the boiler room, storage room, and driveway, radiator, understairs storage cupboard, eye and base level units with stone effect work surfaces, stainless steel sink with drainer and chrome mixer tap, space for washing machine and tumbledryer, partially tiled walls and tiled flooring.

First Floor Landing
Split level landing with access to loft, double glazed windows to side and rear, airing cupboard, storage cupboard, two radiators, air circulation system and carpeted flooring.

Master Bedroom
Impressive master suite with stunning views over garden and River Deben, double glazed windows to front, rear and side, quadruple fitted wardrobe and additional double fitted wardrobe with chest of drawers, radiator and carpeted flooring.

En-Suite
Double glazed window to the front, fitted with a three-piece suite comprising a double shower with glass enclosure, vanity sink and WC, heated towel rail, part tiled walls, extractor fan, spotlights and tiled flooring.

Bedroom Two
Double glazed bay window to front with River Deben views and double glazed window to side, double fitted wardrobe, storage and Eaves cupboard, radiator and carpeted flooring.

Bedroom Three
Double glazed windows to side and rear, radiator and carpeted flooring.

Bedroom Four
Double glazed window to rear, radiator and carpeted flooring.









Bathroom
This family bathroom is fitted to a modern standard and boasts a double glazed window to front, fitted with a three-piece suite comprising a jetted bath with central taps, low level WC and wash hand basin, wall lights, part-tiled walls, heated towel rail, extractor fan, spotlights and black marble effect tiled flooring,

Shower Room
Fitted with a shower with glass enclosure and vanity sink, built-in cabinet, heated towel rail, extractor fan, spotlights and fully tiled walls and flooring.

External
Front Garden
Upon entering this exquisite property, you are greeted by bespoke black cast iron gates adorned with a detailed sailing boat motif in the centre. These electric gates are conveniently operated by a fob. The large driveway provides ample off-road parking, complemented by wall borders and raised flower beds. There is access to the utility room via a rear door and a covered porch, along with entry to a double garage and the remainder of the gardens. The property is secured with a walled border. A walkway leads to the front door, with side access to the rear garden. The grounds extend to the low water mark of the River Deben, with the public coastal path running through. A separate gate provides entry, alongside vehicle access. Surrounding the area are mainly reed beds but there is also a large grass area, and a small woodland section.

Harbour
This custom-built harbour is designed to accommodate a 33ft sailing boat with precision. The harbour features a sturdy jetty and bridge, ensuring ease of access and safety. Equipped with full working power and electricity, it's perfectly suited for servicing your vessel, offering both convenience and functionality for boating enthusiasts. With direct river access, it provides an ideal setting for sailing adventures.

Double Garage
This spacious garage, boasting dimensions that are double in width and double and a half in length, features convenient fob-operated electric up-and-over doors. Inside, it is equipped with power, lighting, and additional storage in the rafters.

Rear Garden
This truly remarkable rear garden, set back from the property, stretches impressively from the property line all the way to the roundabout leading to Bromswell. Enclosed by lush hedging and mature trees, this serene oasis features a charming stream with a natural spring, large expanses of grass ideal for family activities, and multiple workshops for creative pursuits. A vegetable cage offers space for cultivating fresh produce, while log stores provide practical storage. This perfect outdoor space is designed for families and children to enjoy endless adventures and relaxation.

Side Garden
Featuring a charming pergola and ambient outside lighting that create a magical atmosphere for evening gatherings. A wrap-around patio seating area offers the perfect space for hosting guests, while the convenience of a tap and power supply ensures seamless outdoor entertaining. The centrepiece is a majestic, 8-foot-deep lake, nourished by eight separate springs, surrounded by a walkway that invites visitors to explore its entirety. Thoughtfully landscaped with multiple sloped gradient areas, the garden provides ample seating spots for admiring the abundant wildlife. Wall borders offer privacy and side access to the scenic coastal path and front garden.

Agents Note
The property is equipped with alarm systems and features a charming, thatched roof. The property also includes solar panels installed on the garage and an adjacent workshop, which efficiently power both the house and an electric car. These renewable energy benefits are secured by a tariff that runs until 2035. Notably, the grounds include some ancient trees with preservation orders.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go

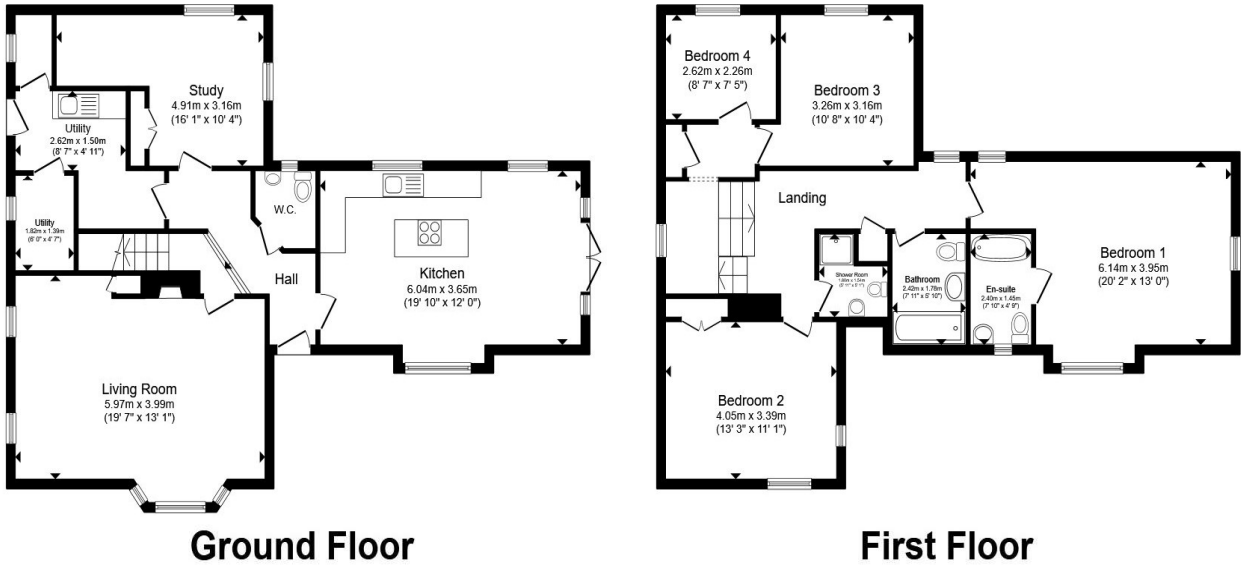
welcome to

The Lodge, Wilford Bridge Road, Sutton, Woodbridge

- 4-Bed Detached, Thatched Character Home
- 2 Receptions & 3 Bathrooms
- Double Garage & Off- Street Parking
- 3 Acre Plot sts
- Your Own Harbour With Direct Access To The River Deben

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£950,000



Total floor area 172.5 m² (1,857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/WBG109596

The Property Ombudsman

Property Ref:
WBG109596 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01394 380280

Woodbridge@williamhbrown.co.uk

16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH

williamhbrown.co.uk