



1 Model Cottages The Street, Alderton, Woodbridge, IP12 3BL

A charming three-bedroom, red brick semi-detached house in the popular and sought after peninsular village of Alderton, just a short drive from renowned Shingle Street.

Offers in Excess of £375,000

P7974/B



Summary

Entrance hall, sitting room, dining room, kitchen and ground floor shower room.

Three first floor bedrooms.

Front and rear gardens. Off road parking.

Stunning views to front and rear as well as distant sea views to the rear.

Location

1 Model Cottages is situated in the pretty village of Alderton, which is within walking distance of the sea. Within three miles of the property, to the west, is the popular and unique Ramsholt Arms public house, from where there is sailing on the river Deben. To the south is Bawdsey Quay with a sailing centre, café, sandy beach and foot ferry to Felixstowe. Bawdsey primary school is in close proximity. The town of Woodbridge is about 20 minutes by car and this popular town offers excellent schooling in both the state and private sector as well as pubs, restaurants, shops and businesses. From Woodbridge there are trains to Ipswich connecting with direct rail services to London's Liverpool Street station.

Description

Located in an area of Outstanding Natural Beauty, 1 Model Cottages offers a rare opportunity to acquire a property in a sought-after peninsular village location abutting farmland to the rear and has outstanding rural and distant sea views. Offering the incoming owner an opportunity for a "lifestyle" change in this unique area of the Suffolk Heritage Coast. The property has been extended prior to the current vendors tenure and provides comfortable accommodation whilst retaining some of its original character. The dual aspect sitting room is a light space with French style doors that take in the wonderful views to the rear. The dining room is part of the original building with exposed floorboards and a brick fireplace, with recesses to side. This room opens to the kitchen which has a range of matching wall and base units, a four-ring electric hob with electric oven under and extractor hood over. There is space for appliances, ceramic tiled floors, window to the rear and external door to the garden. A shower room is also located on the ground floor. On the first floor there are two double and a single bedroom.

Outside

The gardens are predominantly laid to lawn, with the rear garden enclosed by post-and-rail fencing to make the most of the far-reaching farmland and distant sea views. The front garden provides a wonderfully private and secluded green space, enclosed by hedging and offering an idyllic spot to sit and enjoy a peaceful morning coffee. To the rear, the generous garden features a large, paved terrace extending almost the entire width of the property, creating an excellent space for outdoor dining and entertaining.





Well-established shrub and hedge borders add colour and interest, while a brick outbuilding provides useful storage with both power and light connected. A driveway provides convenient off-road parking. The real highlight of the outside space is undoubtedly the beautiful outlook to the rear, encompassing sweeping farmland and distant views of the sea. The property offers a wonderful opportunity to embrace a more relaxed lifestyle, surrounded by the natural beauty and tranquillity of the surrounding Area of Outstanding Natural Beauty.

Directions

Heading south on the A12 from Wickham Market, upon reaching the first roundabout turn left onto the A1152 towards Melton. Go straight over at the traffic lights and straight over the next roundabout. Follow the road until reaching a T-junction at Shottisham. Turn right and follow the road into Alderton. Proceed into the village, passing the church on the right and the village shop on the left and continue towards the end of the street where the property can be found on the left-hand side.

For those using the What3Words app: [///imparting.amber.clicker](https://www.what3words.com/imparting.amber.clicker)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired central heating. The property benefits from double glazing throughout.

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>

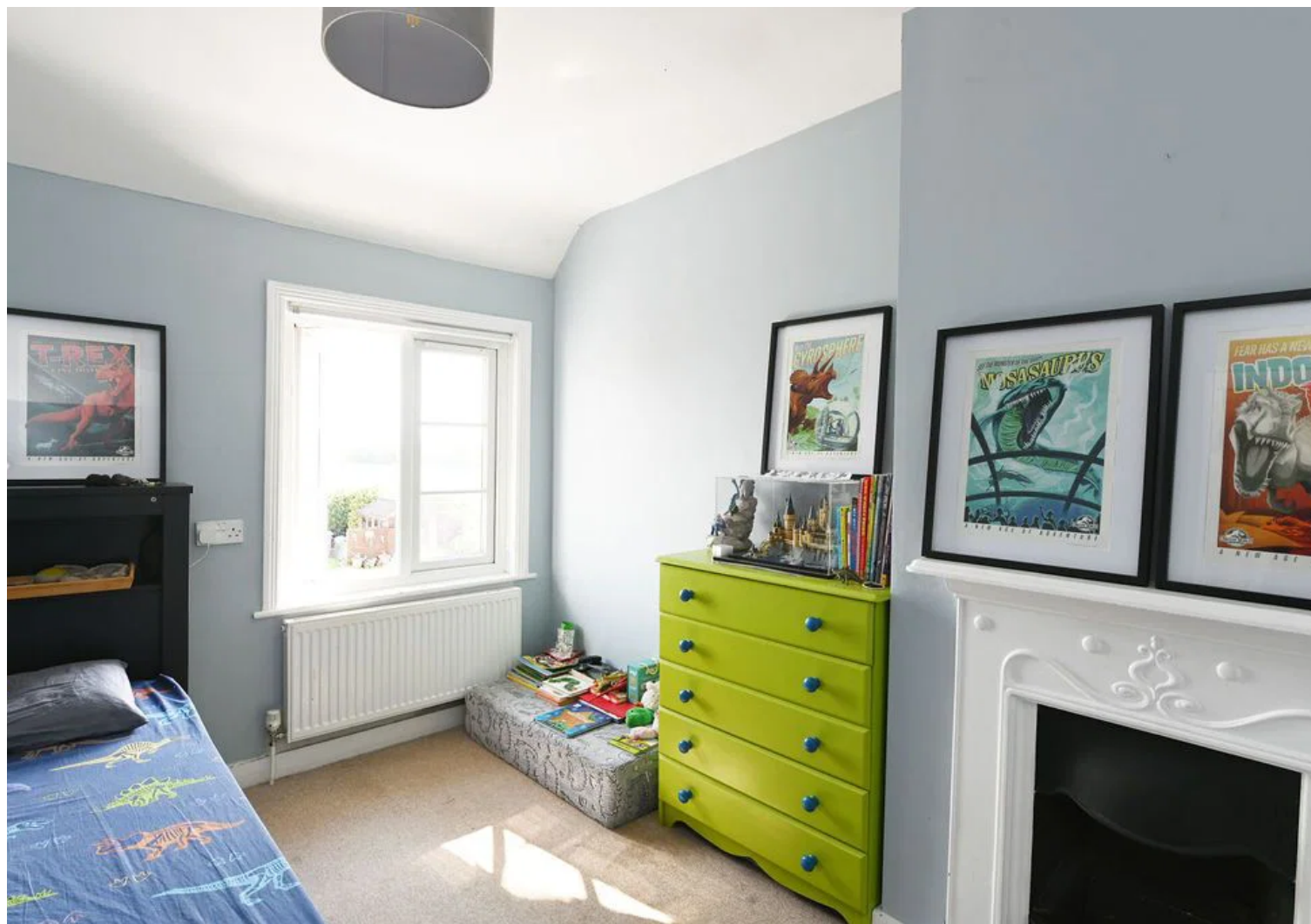
EPC Rating = E (Copy available from the agents upon request).

Council Tax Band C : £2,051.27 payable per annum 2026/2027

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



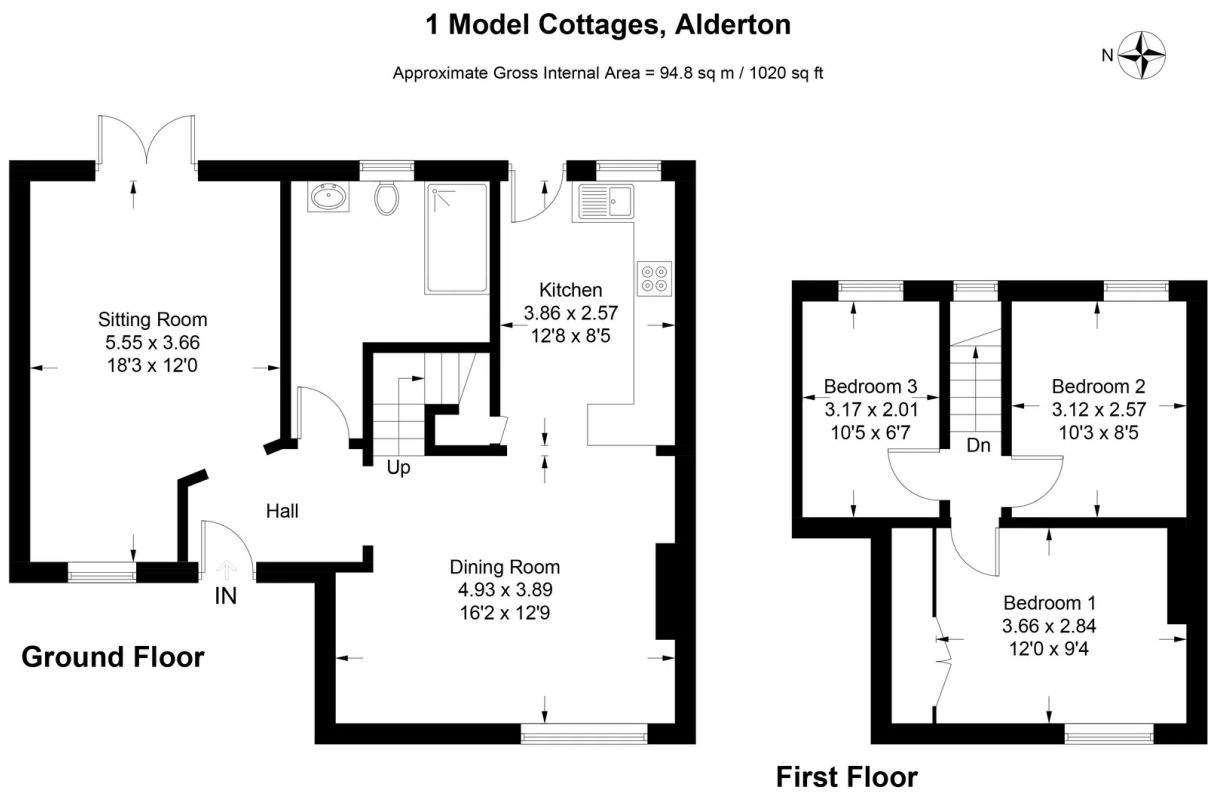




NOTES

- 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.

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Produced for Clarke and Simpson





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