



Woodbridge | Suffolk

Perfectly Placed...

Believed to date from around 1650, this charming, detached, Grade II Listed timber-framed home combines an abundance of period character with thoughtfully updated accommodation, all within an exceptionally convenient position close to the heart of Woodbridge, the River Deben and railway station.

A particularly practical feature for a property of this age is the entrance hall. With a window to the side and Amtico flooring, the hall leads through into the dining room. The dining room, like the rest of the property is beautifully decorated with a front-facing window, fitted with plantation shutters, Amtico flooring and a traditional, comfortably proportioned staircase rising to the first floor, rather than the steep or narrow staircase sometimes associated with a property of this period.

From here the accommodation flows through to the kitchen which has been sympathetically updated with a range of fitted cabinetry and work surfaces, incorporating a ceramic butler sink, built-in oven, induction hob with extractor and integrated fridge. Built-in shelving provides further storage, while the parquet-style flooring adds warmth and character. The wide set of bi-fold doors open directly onto the patio and rear garden, creating a wonderful connection between the house and outside during the warmer months. A separate door provides access to the side passage, giving the property the considerable practical benefit of pedestrian access between the front and rear without needing to pass through the house.





Character & Charm...

The sitting room, a wonderfully characterful and inviting space where exposed wall and ceiling timbers reflect the history of the house. Three windows, all with plantation shutters provide an abundance of natural light, while a multi-fuel burning stove creates an attractive focal point.

An inner hallway leads to a practical utility cupboard with space and plumbing for a freestanding washing machine and tumble dryer, together with the ground-floor bathroom. The bathroom is fitted with a bath with shower over, wash basin and WC, together with a heated towel rail and window.





Elegant Spaces...

The staircase rises to the first-floor landing, where a pair of built-in double wardrobes provides excellent additional storage. There is also an airing cupboard housing the boiler and hot water cylinder.

There are two bedrooms, the principal bedroom being a particularly enchanting double room with exposed structural timbers extending across the walls and vaulted ceiling. The second is a comfortable single bedroom. A separate first-floor cloakroom with WC is another useful addition to the accommodation, particularly given the main bathroom is positioned on the ground floor.



“...exposed structural timbers extend across the walls and vaulted ceiling...”



Location...

To the rear is a delightful private, south-facing walled garden, creating an attractive and sunny space for outdoor dining and relaxation. The garden combines an area of lawn with a patio immediately outside the kitchen, complemented by mature planting and established climbers around the boundaries. The bi-fold doors allow the kitchen to open directly onto the patio, making the garden feel very much an extension of the living space during the warmer months.

Situated at the end of the garden is a useful brick-built store with power and light connected, which has also been re-roofed recently. Gated pedestrian access runs alongside the property, providing convenient front-to-rear access.

One of the property's real strengths is its location, offering the opportunity to enjoy Woodbridge largely on foot. The town centre, River Deben, historic Tide Mill, quayside and marina are all within easy reach, together with Woodbridge's excellent selection of independent shops, cafés, pubs, restaurants and everyday amenities. Kingston Field and the Riverside Theatre and cinema are also nearby, while the wider Suffolk Heritage Coast is readily accessible.

There is an excellent choice of schooling in both the state and independent sectors, together with a number of highly regarded golf courses in and around the area. For commuters, Woodbridge railway station is approximately a three-minute walk from the property, with rail services to Ipswich taking around 17 minutes and onward connections to London Liverpool Street, with journey times of approximately 1 hour 40 minutes. The A12 and A14 are also readily accessible.





Key Information

LOCAL SCHOOLS:

- St Mary's Church of England Primary School, 0.70 Miles, Rated Good
- Woodbridge Primary School, 1 miles, Rated Good
- Kyson Primary School, 0.90 Mile, Rated Good
- Farlingaye High School, 1.2 Miles
- Woodbridge Independent School , 1 Mile, (Woodbridge School is a co-educational independent day and boarding school for pupils aged 4 to 18, boarding available from year 7 upwards)
- Pre-School: The school starts with a Pre-Prep section beginning at age 4+ (Reception, Year 1, and Year 2), rather than a separate under-4s nursery/pre-school

LOCAL AUTHORITY:

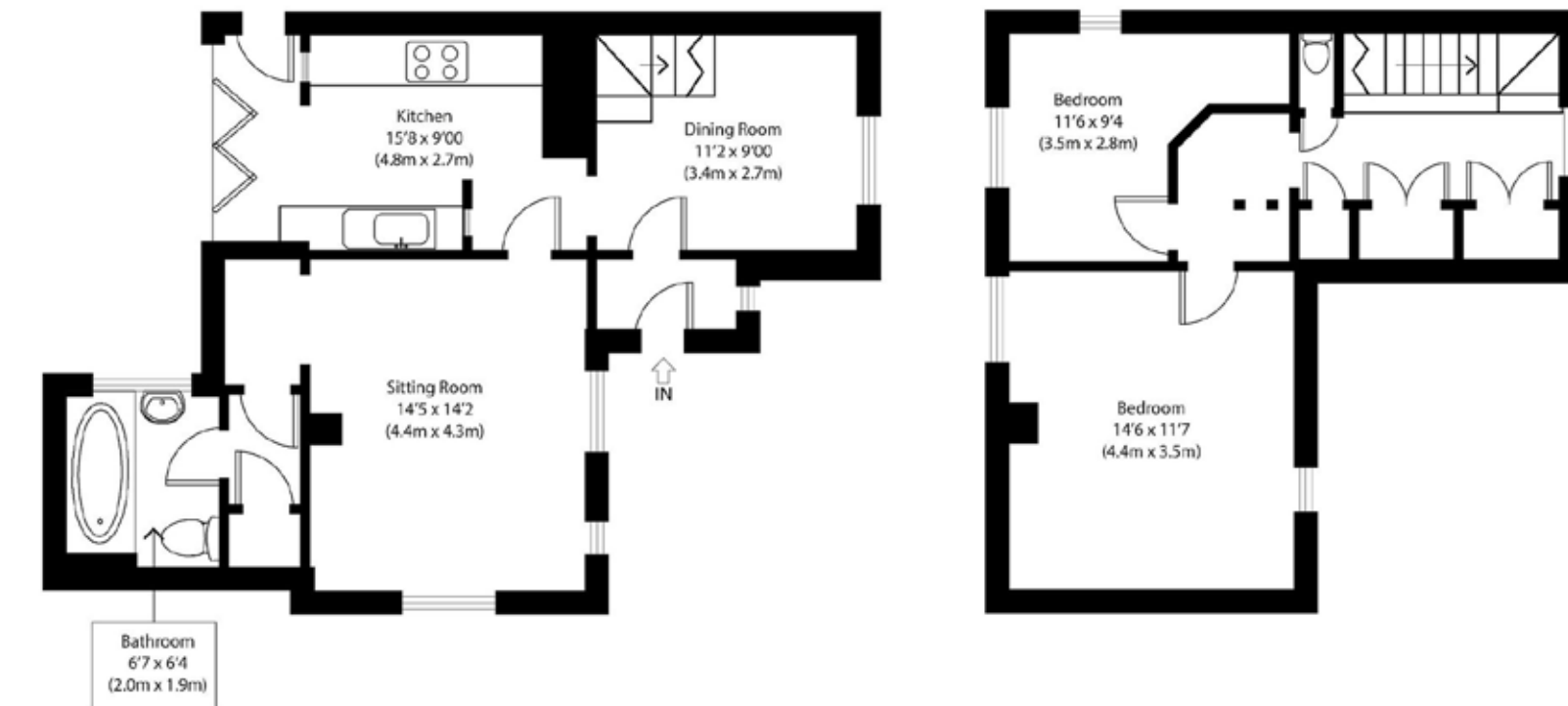
East Suffolk Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains



Ground Floor

First Floor

Approximate Gross Internal Area
915 sq ft (85 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photobasegroup.co.uk



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3333 606606 E info@thelarkpartnership.co.uk