



NP NICHOLAS
PERCIVAL

For Sale. The Gables, Ufford Place
Ufford, Woodbridge, Suffolk IP13 6DP

Incorporating **BS** BIRCHALL
STEEL



The Gables, Ufford Place, Ufford, Woodbridge, Suffolk IP13 6DP

The Gables is a unique house occupying an exceptional private setting standing in beautifully landscaped mature garden extending to 1.65 acres. The original house was built in the mid 1960's and very extensively remodelled in circa 2003. The house is built from rendered cavity walls under a pitched roof covered in pantiles, fully double glazed and benefitting from gas fired central heating.

The accommodation includes four double bedrooms all ensuite, the principal with both his and hers dressing rooms and bathrooms, a well-appointed kitchen / breakfast room, dining room, living room and work from home office. Externally there is ample driveway parking, double garage and well-stocked gardens.

The property is offered with No Onward Chain.

Tenure Freehold | Gas Central Heating | EPC C | Council Tax Band G
Mains Gas, Water, Drainage and Electricity Connected

Location

Ufford Place, located in Lower Ufford is set amidst wooded rolling countryside on the edge of the Deben Valley. Woodbridge is 3 miles to the south, Ipswich 12 miles to the south west, Aldeburgh 11 miles to the east and Snape and Orford 8 miles. The A12 London/East Coast Road is a very short distance away providing connectivity North to Ipswich Saxmundham/Lowestoft and South to London via the A12/A14/M25 corridor. Woodbridge provides a Railway Station with connections to Ipswich from where there is a fast connection to London Liverpool Street making occasional commuting feasible.

Woodbridge provides an exceptional range of day to day shopping facilities with the well regarded Seckford Theatre.

Locally there is excellent sailing available on the River Deben and challenging Golf Courses at Ufford Park, Woodbridge, Aldeburgh and Thorpeness.

There are well regarded Primary Schools at Melton and Woodbridge, Secondary School options including Farlingaye High School and the Thomas Mills High School, both located in Woodbridge. In the private sector there are a good array of options including Woodbridge School, Framlingham College, Ipswich School and St Josephs College Ipswich.







The property is approached through double iron gates leading to an avenue of coppiced Lime trees, the entrance driveway terminates to the rear of the house where there is extensive parking and access to a large oversized double garage with electronically operated roller shutter door.

The entrance hallway that welcomes you into the home features a striking octagonal sky lantern that allows natural light to flood the space, whilst the heart of the home is undoubtedly the impressive kitchen / breakfast room with direct access via French Doors to the sun terrace and garden beyond, making it the ideal spot for the entertainment of family and friends. The kitchen features a range of integrated Miele appliances including oven, and electric hob adjacent to a two ring gas wok burner. There is an integrated Bosch dishwasher and space is provided for a large American style fridge freezer. There are two ceramic sinks, one of which is set within the kitchen island, which in common with the worksurfaces is finished in a sleek black granite. Double doors in the floor to ceiling bay windows provide access and views of the garden, there is space for a dining table and chairs.

Ample storage is provided by a good array of cupboards and drawers in addition to a very useful larder pantry. The utility room provides space and plumbing for both a freestanding washing machine and freestanding tumble dryer. A door to the side of the kitchen allows internal access to the double garage and boiler room. The living room is dual aspect with feature fireplace and connecting doors open to the dining room. For those that work from home, there is a study with built in storage and bookshelves.

The property offers very flexible accommodation, and the ground floor bedroom is accompanied by a very well appointed ensuite bathroom with jacuzzi style bath, shower cubicle, bidet, handbasin set within a vanity unit and wc.

A separate cloakroom completes the ground floor.

Ascending the stairs to the first floor the dual aspect principal bedroom is accompanied by both his and hers dressing rooms with built in storage and his and hers ensuites. One ensuite offers a bath, separate shower cubicle, handbasin, wc, bidet and heated towel rail, the second is similarly appointed, with the exception of the separate bath.

Bedroom two enjoys a balcony overlooking the rear garden and the ensuite shower room comprised of a shower cubicle, wc and handbasin. Bedroom three is presently set as a twin room with built in wardrobes and ensuite comprising a bath with shower screen, wc and pedestal handbasin.

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Sat-Nav Ref: **IP13 6DP**

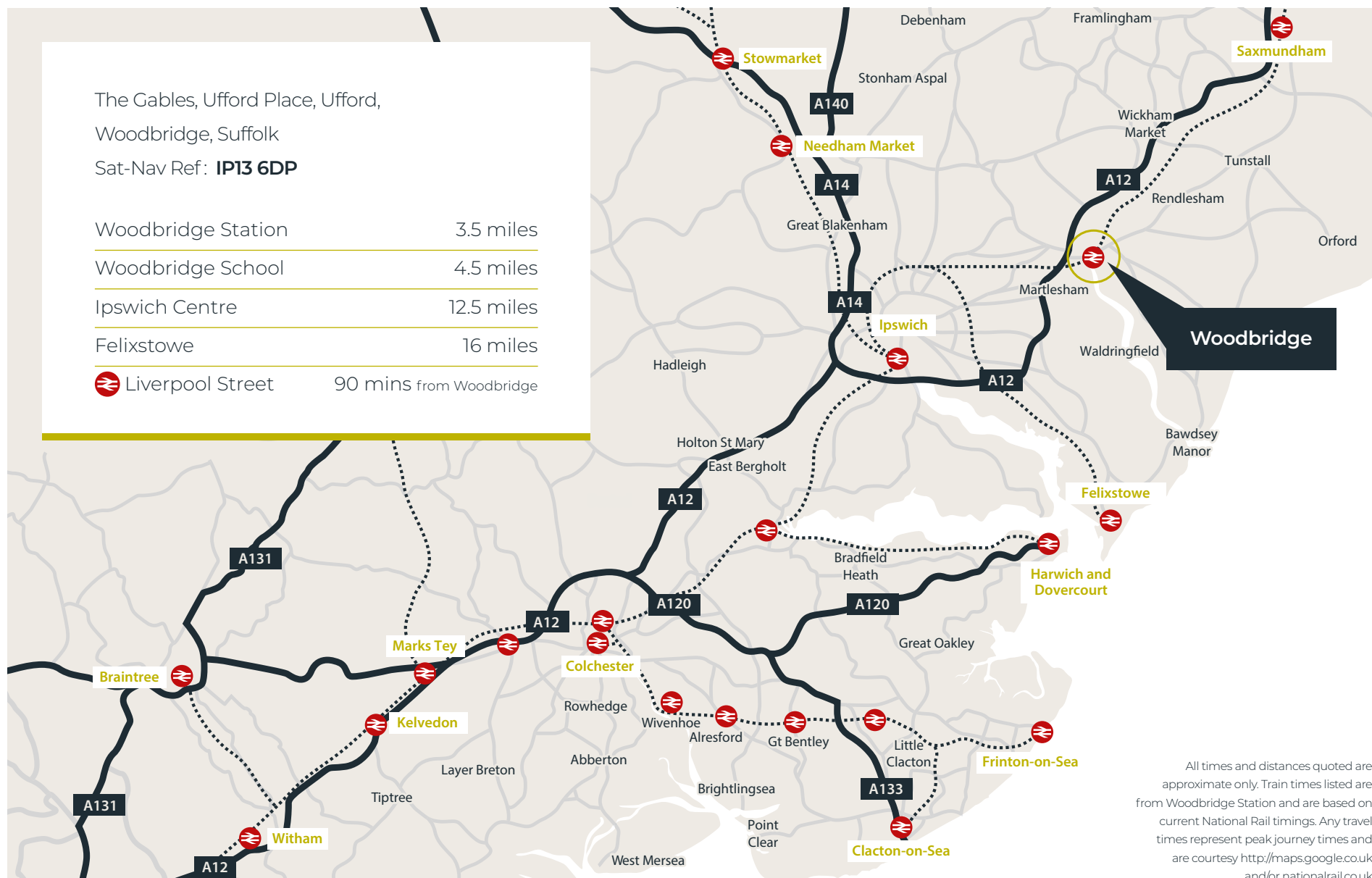
Woodbridge Station 3.5 miles

Woodbridge School 4.5 miles

Ipswich Centre 12.5 miles

Felixstowe 16 miles

 Liverpool Street 90 mins from Woodbridge

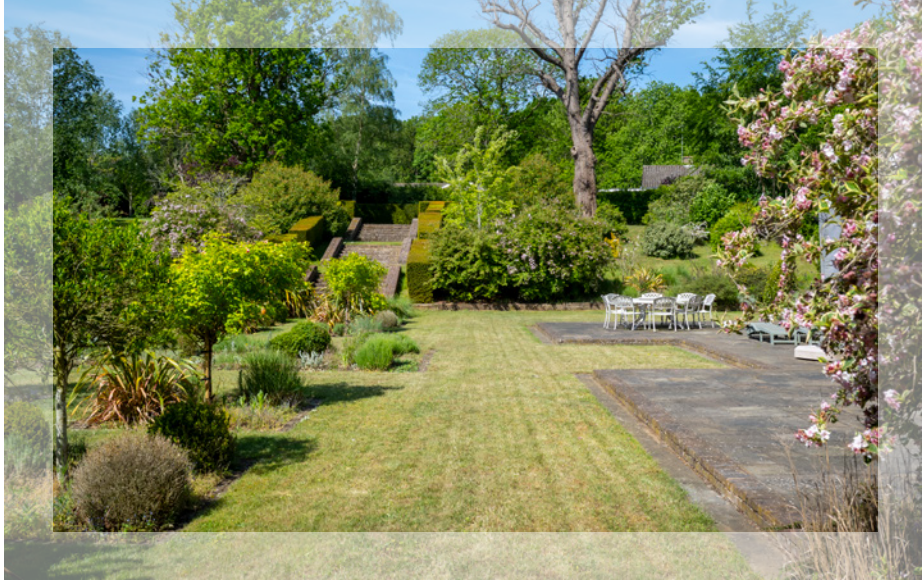


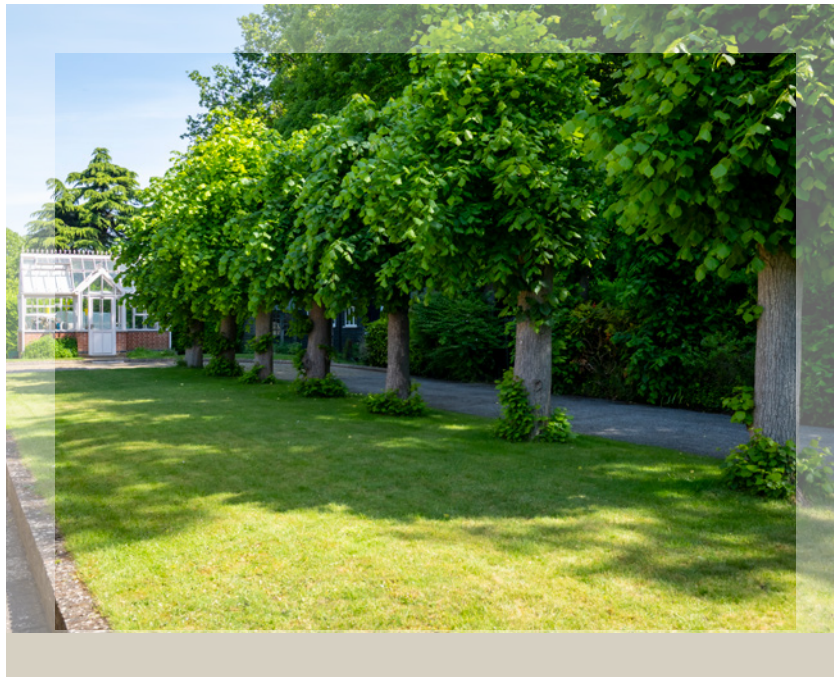
All times and distances quoted are approximate only. Train times listed are from Woodbridge Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Agent Note

By a conveyance dated 16th August 1962, the land comprising The Gables was subject to a restrictive covenant limiting the site to the construction of a maximum of two dwellings. In the event of planning permission being granted for a second dwelling by a future owner, the vendors for a period of 20 years post completion reserve the benefit of 50% of any uplift in value occasioned by a new planning permission. This would not impact on a residential annexe or ancillary accommodation associated with The Gables.





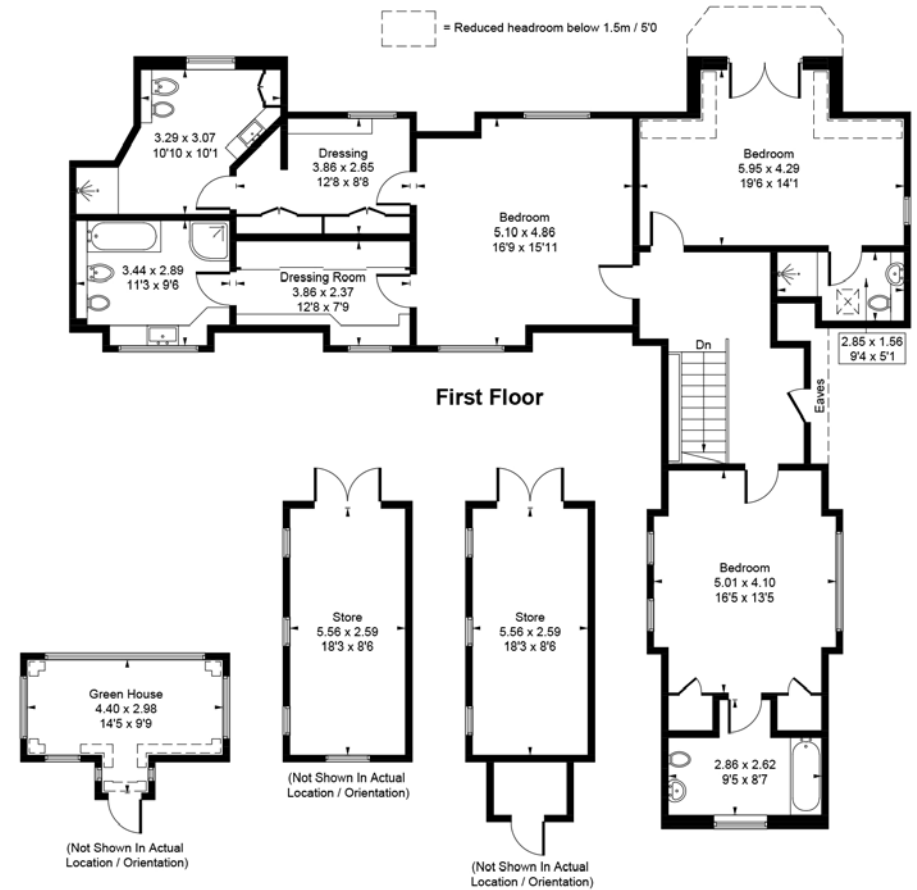
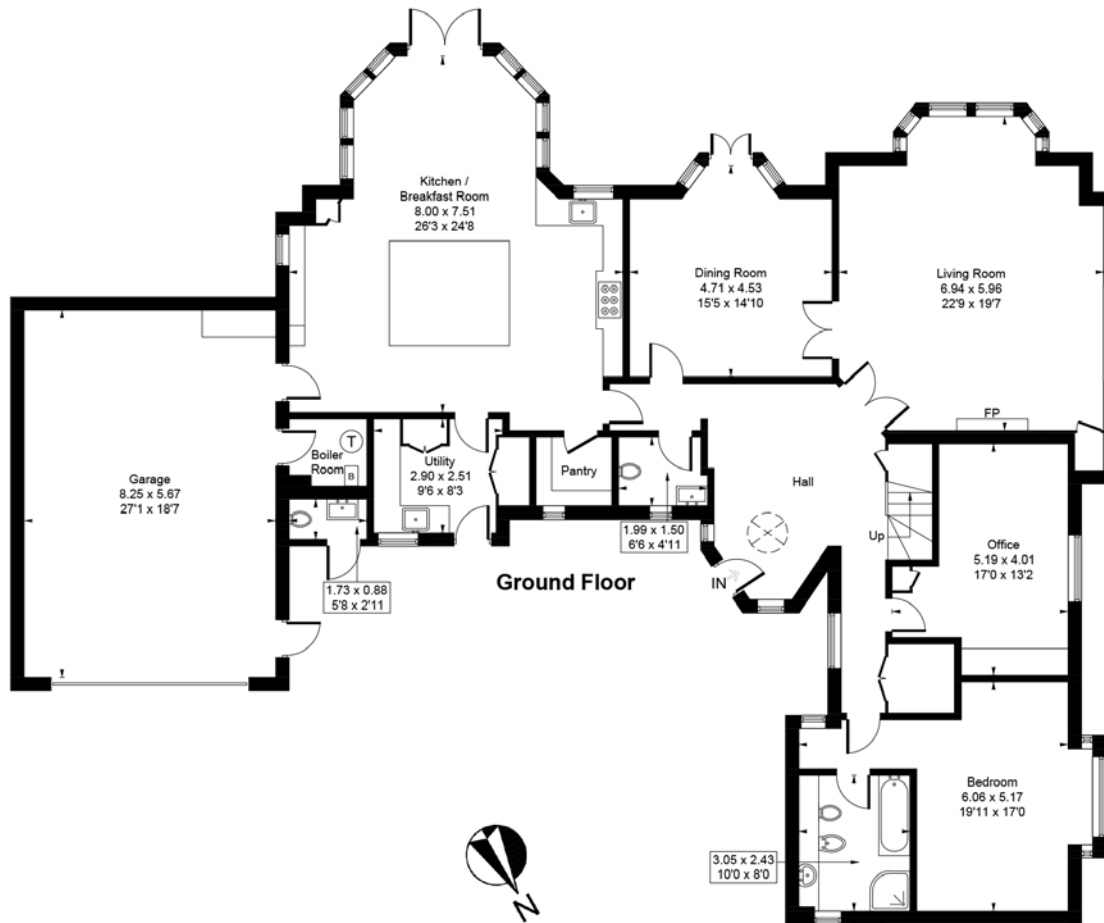
Outdoor Living

To the south of the house there is a large south facing terrace ideal for al fresco dining beyond which is an ornamental pond with steps up to a raised hornbeam avenue with seating. The garden is stocked with a profusion of flowering shrubs and roses, lavender, mature specimen trees, raised lawns and there is a fine Wisteria on the south elevation of the house. There is a Victorian style greenhouse, two good timber framed domestic outbuildings a former soft fruit cage and composting areas. Within the garden there are a series of red brick walls which provide sub-division and further privacy and screening whilst the south boundary is formed by a mature Yew hedge.









Approximate Gross Internal Area = 4124 sq ft / 383.1 sq m
 Outbuildings = 463 sq ft / 43.0 sq m
 Total = 4587 sq ft / 426.1 sq m
 (Including Garage / Excluding Eaves)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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