



**Hill Farm High Street, Ufford**  
Woodbridge

Guide Price **£865,000**



## Hill Farm High Street

Ufford, Woodbridge

Hill Farm is an enchanting detached period home, believed to date back several centuries, set proudly within elevated, mature gardens along Ufford's sought after High Street.

Approached via a sweeping driveway, the house carries real presence. White rendered elevations sit beneath traditional clay pantiles, with brick detailing and soft architectural lines reinforcing its heritage. The rising gardens and established trees create an uncommon sense of privacy, despite the central village position.



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Internally, the home extends to approximately 2,185 sq ft of richly atmospheric accommodation. Exposed beams run through the drawing room, sitting room and dining room, while brick fireplaces form striking focal points. Cast iron radiators on the ground floor complement the period character and add warmth throughout.

The principal sitting room is especially impressive, centred around a substantial inglenook fireplace that anchors the space and creates a natural gathering point. This is a room made for winter evenings and relaxed family living. A second reception drawing room features its own open fire and exposed timbers, offering flexibility as a more formal entertaining space, snug or study.

The dining room flows directly from the main sitting room and enjoys both character and proportion. A feature fireplace provides an additional focal point, enhancing the atmosphere and reinforcing the home's period charm. It is an ideal space for hosting beneath beams that reflect the property's long history. Natural light draws the gardens into each of the principal rooms, strengthening the connection between inside and out.





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The kitchen overlooks the garden and links naturally to the terrace, making it well suited to everyday living and summer gatherings. Fitted cabinetry provides excellent storage, complemented by a dedicated larder and additional pantry cupboard, enhancing practicality while retaining a traditional country feel. Generous work surfaces are thoughtfully arranged to maintain flow and function without compromising character.

Adjoining the kitchen is a useful utility room with space for a washing machine and tumble dryer, a separate sink and housing for the gas central heating boiler. Windows to the rear and side aspects bring in natural light, and a door provides direct access to the rear garden and patio.

From the entrance hallway, there is a ground floor shower room finished in a Victorian style with wall panelling and a walk in shower, in keeping with the cottage aesthetic. A traditional WC and wash basin complete the space, combining period detail with practicality.



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Upstairs, three well proportioned bedrooms continue the individuality of the home. The principal suite is generous in scale and features a striking freestanding bath, creating a boutique feel within a period setting. The remaining bath and shower room is also finished in a Victorian style with panelling and traditional fittings, ensuring consistency and character throughout all bathrooms in the house.

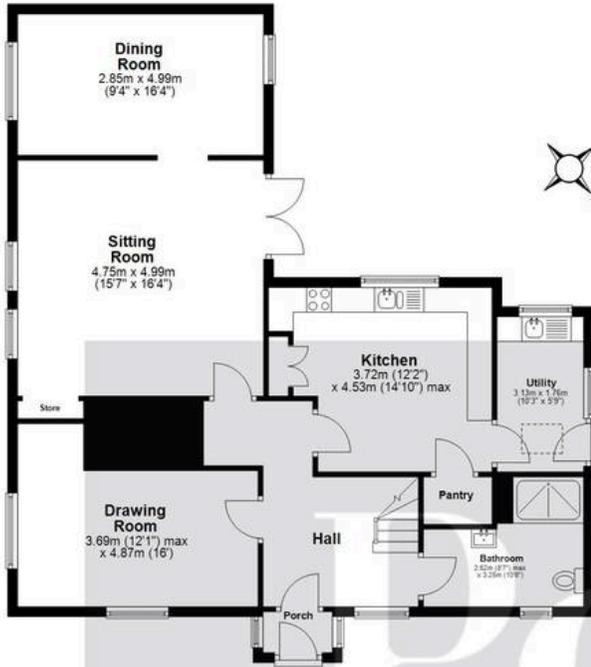
The gardens are a defining feature. The plot rises gently behind the house to form lawned levels, brick terraces and established planting, offering structure, privacy and multiple seating areas. From the upper sections, elevated views extend across surrounding greenery and countryside beyond, reinforcing the sense of seclusion.

To the side stands a substantial detached barn. Subject to the necessary planning consents, it offers clear scope for renovation or conversion into additional accommodation. This could suit multi generational living, guest accommodation or a self contained annexe. In its current form, it provides extensive garaging and storage, a rare asset within such a prime village setting.

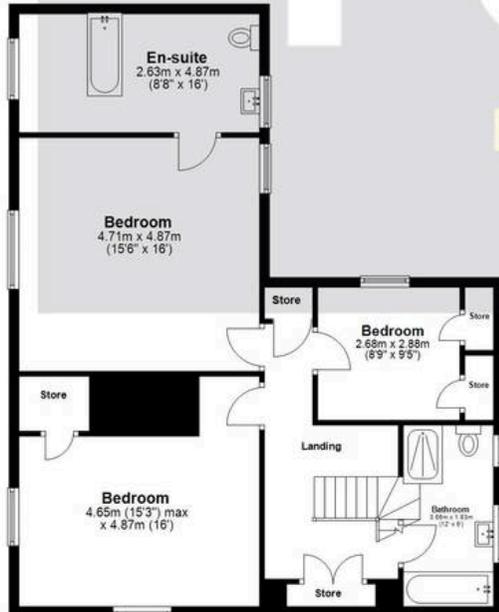
Hill Farm blends period detail, generous proportions and long term potential, all within one of the area's most desirable villages.



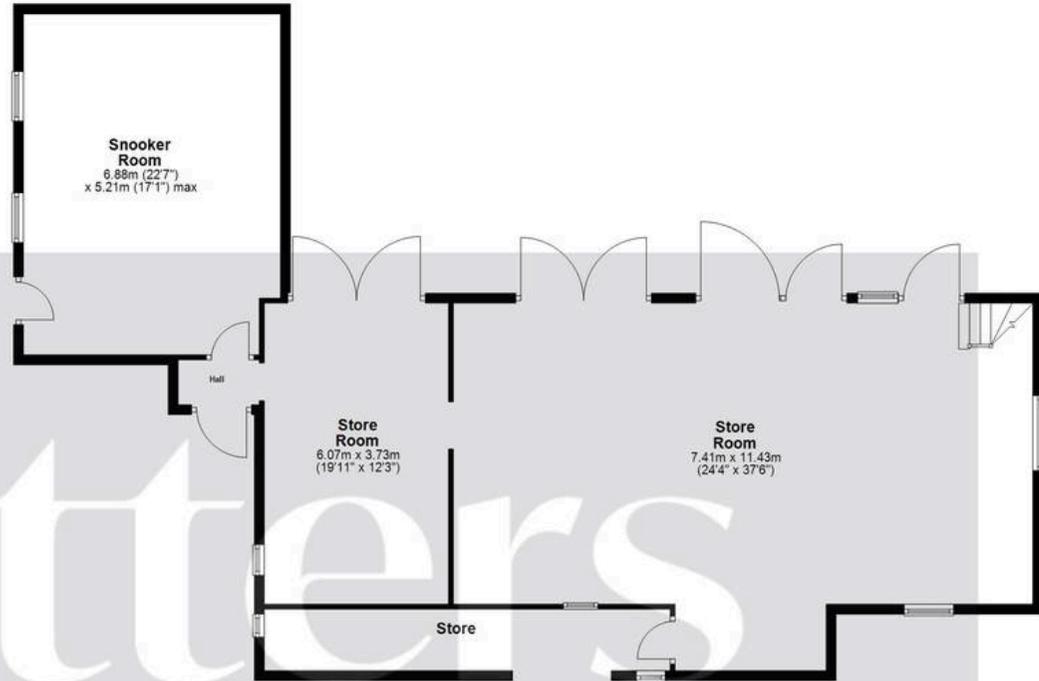
**Ground Floor**  
Approx. 101.5 sq. metres (1092.6 sq. feet)



**First Floor**  
Approx. 88.8 sq. metres (956.4 sq. feet)



**Barn**  
Approx. 145.1 sq. metres (1561.9 sq. feet)



**Barn First Floor**  
Approx. 69.1 sq. metres (743.3 sq. feet)



Total area: approx. 404.4 sq. metres (4353.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.



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