Chartered Surveyors / Estate Agents

Clarke & Simpson









Cuckoo Hill, Brundish, Woodbridge, Suffolk IP13 8AX

A most attractive and extremely well presented house, in an idyllic, standalone position, with panoramic views of the adjacent undulating countryside.

Guide Price £649,950 Freehold

P7853C

Summary

Grade II Listed thatched house offering a stylish kitchen, dining room, drawing room, sitting room and downstairs shower room.
Three first floor bedrooms and a family bathroom. Two second floor bedrooms and en-suite with WC and handwash basin.
Lovely gardens extending to just under half an acre with stunning views.
Driveway for several cars, a detached garage with carport and hayloft.

No forward chain

Location

Cuckoo Hill stands within the Parish of Brundish. The centre of the village, with its village hall, is less than 2 miles away. The village of Dennington is within 1 mile and this offers a primary school and a highly regarded public house, The Dennington Queen and also a café. The property lies 4 miles from the centre of the village of Laxfield and this has a small Co-operative store and two pubs. The medieval market town of Framlingham, which is best known for its Norman castle is just 4 miles away. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Within Framlingham are a Primary School and a High School. In addition is Framlingham College, a private school, which is served by its Prep School at Brandeston. The town of Diss is 16 miles from the property and offers Tesco, Morrisons and Aldi supermarkets, as well as a range of smaller shops and services, and a railway station offering direct services to London's Liverpool Street with a journey time of 1hour 35minutes. The Suffolk Heritage Coast, with destinations such as Southwold and Aldeburgh being 30 minutes drive away.

Description

Cuckoo Hill is situated in a superb, elevated standalone position and enjoys the most lovely views from all sides over neighbouring countryside. It stands in particularly pretty and mature gardens, with a pond and outbuildings. The house itself is Grade II Listed and is believed to date from the late 16th century. The house was largely refurbished in the late 1990s. Whilst the attractive and original period features were retained the house has the advantage of being reconstructed inline with modern building regulations of the time. During the vendor's tenure, they have improved the property still further with the installation of a stylish modern kitchen, and family bathroom.

The front door leads to a vaulted reception hall which has a south facing mullion window overlooking the garden, pond and countryside beyond. In addition there is a leaded east facing window. It has a flagstone floor and doors to the sitting room and drawing room. The drawing room is triple aspect with windows to the north, east and south overlooking the gardens and countryside beyond. There is a brick fireplace with bressummer beam above with a Coalbrookdale multi fuel stove. The drawing room has brick flooring in herringbone style and exposed timbers. A door leads to the kitchen which has low level wall units with an integrated fridge, freezer and a dishwasher. There is a two oven electric Aga, an electric oven and an induction hob. There are white quartz work surfaces with inset one and half bowl butler sink and an integrated wine fridge. The room has east and west facing windows and a stable door to a porch. The kitchen is open plan to the dual aspect dining room with north and east facing windows. There is a built-in utility cupboard with space for a washing machine and tumble dryer. In addition there is a boiler cupboard and storage cupboard. Adjacent to this is the downstairs shower room with WC and handwash basin. Also off the kitchen is the sitting room/snug which is dual aspect with south and west facing views and a brick fireplace with bressummer beam above and Coalbrookdale multi fuel stove. This has tiled flooring in a herringbone style.

Stairs from the kitchen lead up to the first floor landing which has exposed timbers and north facing views, giving access to the master bedroom, two further bedrooms and a bathroom. Bedroom one is triple aspect with south, west and north facing windows with outstanding views over the neighbouring farmland. There is a walk-in wardrobe with hanging rail. Bedroom two is a double with south facing window and exposed timbers as well as built-in wardrobes. The bathroom which has been refitted in recent years has a vaulted ceiling and exposed timbers. It comprises a ball and claw bath, WC, with a double basin vanity unit and an airing cupboard with hot water cylinder and slatted shelving. In addition is a west facing dormer window. Bedroom three is a small double bedroom with exposed timbers and east facing window along with a built-in wardrobe.

On the second floor there are two bedrooms and an ensuite with WC and hand basin. Bedroom four is a double with east facing window with particularly fine views. Adjacent is a study or fifth bedroom with west facing window with countryside views.

































Outside

Cuckoo Hill is approached from the road by a five bar gate, which leads to a shingle driveway providing off road parking. This leads to a carport and garage. The carport, measures approximately 28' x 6'10 with the garage being 19'9 x 8'1, This has an automated roller shutter door to the front, a personnel door to the rear and windows to side and rear. Adjacent is a further store shed. From the driveway, gates lead to the attractive gardens. These are fully enclosed by fencing and hedging and are predominantly laid to lawn. As well as a pond, there are a number of trees including willow, walnut, cherry, crab apple and damson as well as ornamental shrubs and flowers. There is also a summerhouse. Patios abut the eastern and southern side of the house and take advantage of the views and sunshine. In all, the grounds extend to approximately 0.45 acres.











Directions

Head north out of Framlingham on the B1116
towards Dennington. Upon reaching Dennington, at the T-junction right onto the A1120, then immediately left back onto the B1116. Proceed out of the village, taking the second road on the left signposted to Brundish and Wilby. Proceed along the road where Cuckoo Hill will be found on the left hand side in a standalone position.

What3Words: ///widen.moon.pony

Viewing Strictly by appointment with the vendor.

Services Mains water, and electricity. Private drainage system (whilst it is understood, that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer may wish to install a new sewage treatment plant. The cost of this has been taken into account within the guide price). Oil-fired central heating system.

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 = D (Copy available from the agents upon request).

Council Tax Band F; £3,286.78 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Cuckoo Hill, Brundish

Approximate Gross Internal Area = 209.5 sq m / 2255 sq ft



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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.

4. Some of the ceiling heights and doorways throughout the property are low.



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