



**NP** NICHOLAS  
PERCIVAL

**For Sale.** 4 The Oaks

School Lane, Ufford, Woodbridge, Suffolk IP13 6DX

Incorporating **BS** BIRCHALL  
STEEL





The Oaks is a private turning of just four imposing executive-style family homes, enjoying a secluded setting within the popular village of Ufford. The property offers exceptionally spacious and versatile accommodation comprising five double bedrooms, three bathrooms and three reception rooms, together with a superb kitchen / dining room.

Externally, the property benefits from electronically operated entrance gates, ample driveway parking, a detached double garage with useful loft room and an enclosed south-westerly facing rear garden.

The generous plot extends to in excess of 0.3 acres (STLS).

The property is offered with No Onward Chain.



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.



## Location

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.



A storm porch welcomes you to the property and provides access to the spacious entrance hallway, where the quality of the internal finish is immediately apparent. Oak flooring is complemented by attractive panelled internal doors, whilst underfloor heating provides comfortable warmth throughout the ground floor.

The heart of the home is undoubtedly the superb kitchen / dining room. The kitchen centres around a granite-topped island extending to form a breakfast bar, with a comprehensive range of integrated NEFF appliances including twin ovens, induction hob and dishwasher. There is a full-height integrated fridge, whilst the wine chiller is incorporated within the island itself. Excellent storage is provided by an extensive range of cupboards and drawers, whilst the utility room provides additional storage and houses the boiler and controls for the property's underfloor heating. Space and plumbing are also provided for both a freestanding washing machine and tumble dryer.

The vaulted ceiling dining area is a particularly appealing space, with natural light flooding in through the bi-fold doors, which open onto the sun terrace, together with Velux roof windows. The sitting room also benefits from bi-fold doors and a cosy log burner, creating an inviting space for relaxing during the colder months.



There is a dual-aspect family room to the front of the property, whilst a useful study to the rear provides an ideal dedicated work-from-home space. A cloakroom completes the ground floor accommodation.

Ascending to the galleried first-floor landing, there are five well-proportioned double bedrooms. The principal bedroom benefits from a dressing area and a well-appointed ensuite bathroom, comprising a freestanding bath with shower attachment, separate shower cubicle with both rainfall shower head and mixer attachment, 'his and hers' hand basins, heated towel rail, WC and light tunnel.

The second bedroom benefits from built-in wardrobes and an ensuite shower room. Bedrooms three, four and five are all well-proportioned doubles, providing excellent flexibility for family members and guests.

The family bathroom completes the first-floor accommodation and comprises a freestanding bath with mixer attachment, separate shower cubicle, pedestal wash hand basin and heated towel rail.

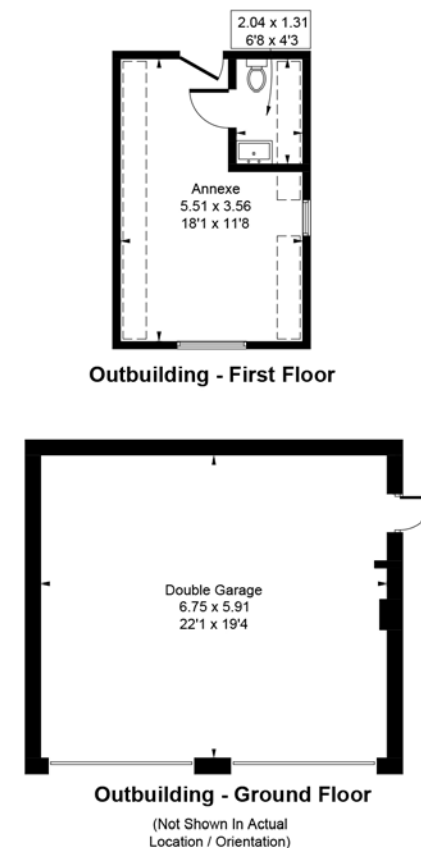
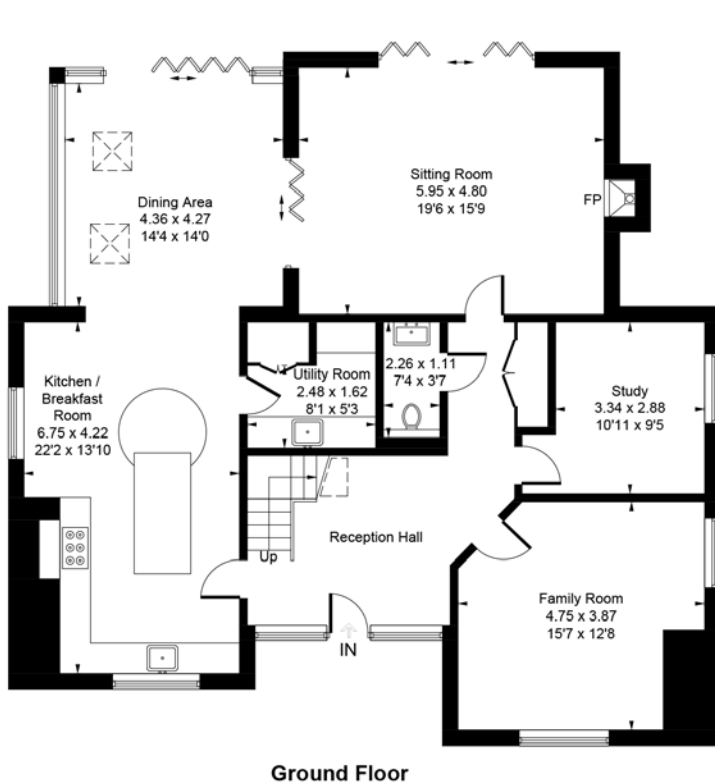




## Outdoor Living

Set behind electronically operated entrance gates, the property provides ample parking for several vehicles in addition to the detached double garage, which benefits from electronically operated up-and-over doors. A useful loft room above the garage provides versatile additional space with a range of potential uses such as a games room, hobby space or office.

Adjacent to the property, a substantial flagstone sun terrace makes the most of the south-westerly facing aspect and provides an excellent setting for outdoor dining and entertaining. Beyond, the garden is principally laid to lawn and enclosed by mature borders, creating a private and established setting. The combination of the generous plot, excellent entertaining space and versatile accommodation makes The Oaks an exceptional family home, offering both privacy and flexibility in a desirable village setting.



Approximate Gross Internal Area = 2847 sq ft / 264.5 sq m  
 Outbuilding = 638 sq ft / 59.3 sq m  
 (Including Garage)  
 Total = 3485 sq ft / 323.8 sq m

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



### Agents Notes

Underfloor Heating To The Ground Floor | Tenure Freehold | EPC C  
Gas Central Heating | Mains Gas, Water, Drainage and Electricity Connected  
Council Tax Band F | Tree Preservation Order Applies

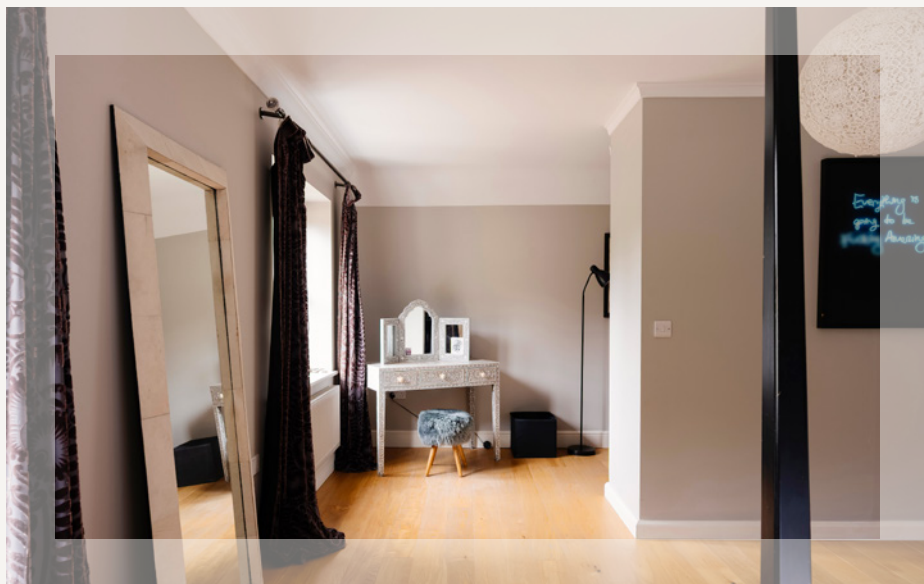
Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.







4 The Oaks, School Lane, Ufford,  
Woodbridge, Suffolk

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

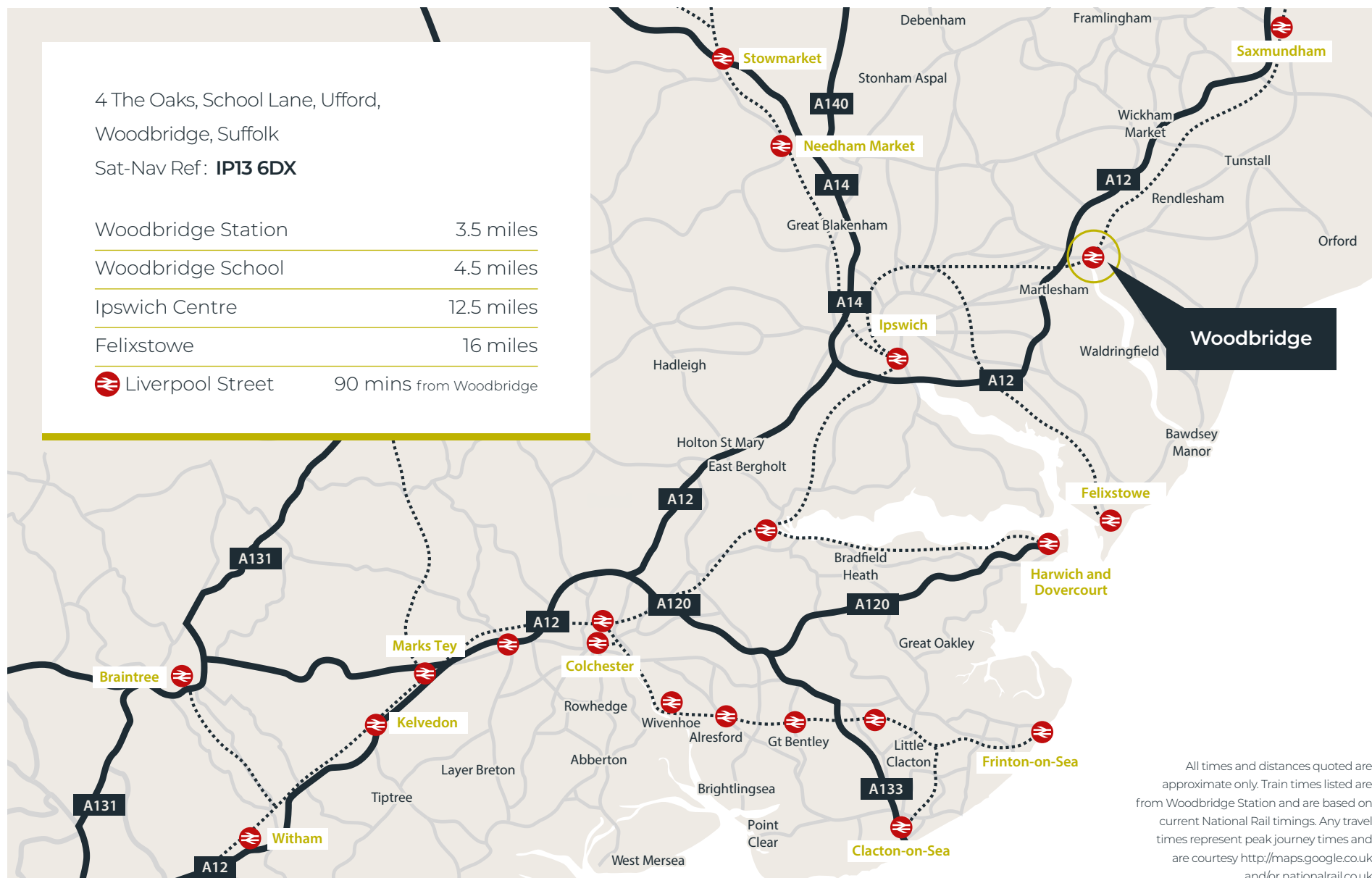
Woodbridge Station 3.5 miles

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](http://nationalrail.co.uk)

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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