

A well presented, spacious four bedroom detached property with garage. On a quiet terrace in the heart of Snape enjoying the views towards the river and Snape Maltings



RENT

£1,750 PCM

Ref: R1609

Address

High Ridge
8 The Terrace
Snape
Suffolk
IP17 1SU



Spacious sitting room, conservatory and dining room. Downstairs cloakroom. Fully fitted kitchen with integrated appliances and pantry cupboard. Utility room. Four generously sized double bedrooms, two of which benefit from balconies overlooking the views. En-suite shower room, family bathroom, separate WC and separate shower room. The grounds extend to just under 0.25 acres and there is parking for several cars and garage. **To let unfurnished for a term of twelve months with a view to extending.**

Contact Us



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Location

High Ridge is located on The Terrace which is a private unadopted lane off the main road in the heart of Snape, one of East Suffolk's most desirable villages. Snape is best known for its association with the Aldeburgh Festival and its fine Maltings Concert Hall and is situated about 5 miles inland from Aldeburgh itself and the Heritage coastline. It is on the upper reaches of the River Alde, some 10 miles to the north-east of the market town of Woodbridge and about 18 miles from the County town of Ipswich.

The nearest small town is Saxmundham (about 5 miles to the north) which, together with Woodbridge, is on the main East Coast railway line providing some direct trains to London and regular connecting services to fast Inter-City trains from Ipswich to London, which take about an hour. The village has two public houses, both of which are noted for their excellent food, a primary school and garage.

Snape is ideally situated for easy access to the main attractions of the Heritage Coast including the Minsmere Bird Sanctuary at Dunwich (about 9 miles), the outstanding natural beauty of Iken Cliffs (about 2 miles), sailing and golf at Aldeburgh and Thorpeness and outstanding walks and riding in the Rendlesham and Tunstall Forests.

The Accommodation

As with many houses of its era, High Ridge offers spacious and light rooms with its substantial windows, many of which have south facing views towards The Maltings and with glimpses of the River Alde. The house offers nearly 2,400 sq. ft of accommodation laid out over two floors, which include a well proportioned sitting room, with a door opening to a south facing conservatory. In addition is a dining room, and also a kitchen, off this is a utility room and also an integral garage. On the first floor are four bedrooms, two of which benefit from south facing balconies. The fourth bedroom also has a generous sitting room/study, which was designed as a studio. All the principle bedrooms enjoy beautiful views towards The Maltings.

High Ridge is currently under re-decoration throughout and new carpets are to be fitted to the stairs, landing and bedrooms.

Ground Floor

Entering through sliding glazed doors into

Entrance Porch

With ceiling mounted lighting and solid wood door through to the

Reception Hallway

A spacious area with radiator, telephone socks and stairs leading up to the first floor galleried landing. Attractive parquet flooring. Understairs storage cupboard and doors off to

Cloakroom

With wash hand basin, low-level flush WC, radiator.

Sitting Room 17'11 x 15' (5.46m x 4.57m)

A light and spacious room with woodburning stove set on a slate hearth. Large window to the rear elevation and through to the conservatory.



Conservatory 14' x 8' (4.27m x 2.44m)

An excellent addition to the property with outlook to the front garden, tiled flooring and double doors giving access to the garden.

Further door off the entrance hallway to the

Dining Room 14'11 x 9'11 (4.55m x 3.02m)

A good size room with large window to the front elevation, radiator and attractive parquet flooring. An open archway leads through to the

Kitchen 14'11 x 7'5 (4.55m x 2.26m)

Fitted with an excellent range of base and eye level kitchen units comprising of cream doors with Formica woodblock effect worksurface over, inset with a Frankie single drainer stainless steel sink with mixer tap over. Neff four ring ceramic hob with Neff extractor hood over. Neff electric double eye level oven. Neff integrated fridge freezer. Tiled flooring with underfloor heating. Door giving access to the

Pantry Cupboard 7'3 x 2'11 (2.20m x 0.88m)

Fitted with an excellent range of wall mounted shelving, including tiled shelf and controls for underfloor heating.



Utility Room 17' x 10'4 (max) (5.18m x 3.14m)

A spacious area with a section of oak worksurface inset with Butler sink and mixer tap over. Space and plumbing for washing machine and dishwasher. Radiator, extractor fan and a range of wall mounted coat hooks. A stable door gives access to the rear garden and a further door leads to a generous sized single garage with storage and light connected.

Stairs from the reception hallway rise to the

First Floor

Galleried Landing

With loft hatch, radiators, two fitted storage cupboards. Doors off to

Master Bedroom Suite 21'4 x 17'8 (max) (6.50m x 5.38m)

A spacious, triple aspect, partially sub-divided bedroom with sliding doors giving access to the balcony making the most of the surrounding views. Two radiators, TV aerial socket and a range of fitted wardrobes.

Door through to

En-suite Shower Room

Fitted with low-level flush WC. Vanity wash hand basin and large shower cubicle with thermostatic shower and rainfall shower head. Radiator, extractor fan and window to the rear elevation overlooking the garden.

Bedroom Two 14'11 x 9'5 (4.54m x 2.87m)

An excellent size double bedroom with large window enjoying views over Snape Maltings. Door giving access to the balcony making the most of the surrounding views. Double door fitted wardrobes. Radiator

Bedroom Three 13' x 8' (3.96m x 2.43m)

A further double bedroom with large window to the rear elevation overlooking the garden, radiator and double door fitted wardrobes.

Family Bathroom

Fitted with a three piece suite comprising of a roll top free standing bath with mixer tap over and hand held shower attachment. Vanity wash hand basin and low-level flush WC. Radiator, heated towel rail and extractor fan.

Bedroom Four 13'2 x 10'10 (4.01m x 3.30m)

A further excellent size double bedroom with large window to the front elevation. Two double door fitted wardrobes. Radiator.

Separate WC

Fitted with slimline wash handbasin and low-level flush WC.

Shower Room

With shower cubicle, thermostatic shower and rainfall shower head. Heated towel rail, wash hand basin and extractor fan.



Outside

Approached from The Terrace, there is ample parking for vehicles on the forecourt and in front of the integral garage with an up-and-over door to the front. Opposite the property is a further large paved parking area sufficient for a number of cars and edged by brick raised beds.

To the front of the house is a south facing patio area with mature and attractive shrubs. The rear garden can be accessed via either side of the house, where there is a garden laid to lawn and landscaped beds with an abundance of shrubs and trees. It is bordered by brick and flint walls and mature hedges.



Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired central heating.

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 (64) (Copy available from the agents upon request).

Council Tax Band F; £3,287.14 payable per annum 2026/2027

Local Authority East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT. 0333 016 2000

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

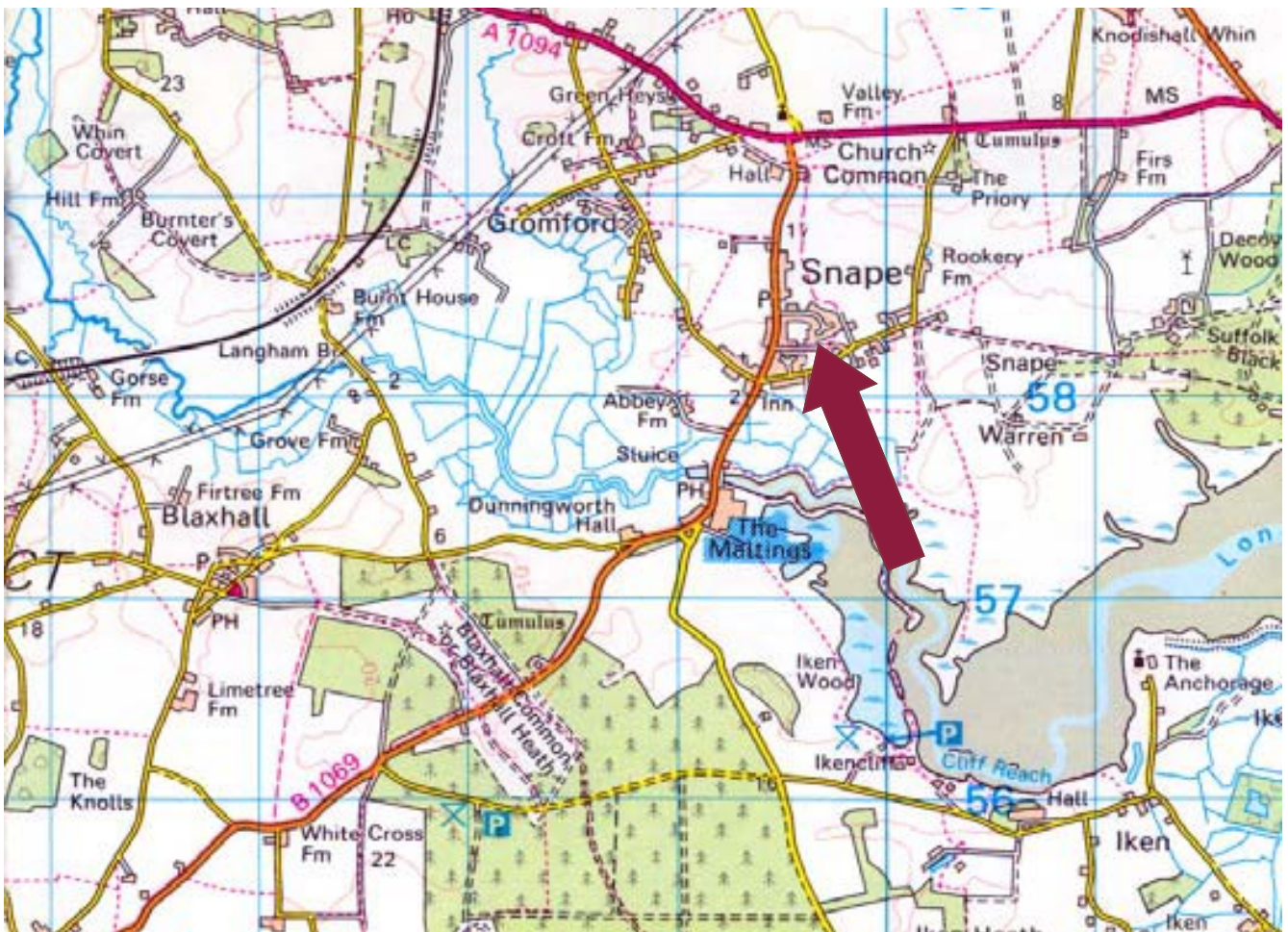
April 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Travelling north on the A12 from Farnham towards Saxmundham, turn right onto the A1094 where signposted to Aldeburgh and follow this road for about 2.5 miles before turning right opposite Snape church onto the B1069, signposted The Maltings. Follow the road past the school, village hall and sign to Garrett Close. Shortly after this sign, take a sharp left turn onto The Terrace. Proceed along this lane where 8 High Ridge can be found towards the end on the left.

For those using What3words app: [///dinner.spouting.pace](https://www.what3words.com/?q=///dinner.spouting.pace)



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