



Upper Moorfield Road, Woodbridge
Woodbridge

Guide Price **£625,000**



Upper Moorfield Road

Woodbridge

Four Bedroom Detached Home | Approx. 1,823 sq ft | No Onward Chain | Exceptional Position

Occupying a wonderfully private and established plot at the end of one of Woodbridge's most coveted residential addresses, this remarkable four-bedroom detached home represents a rare and genuinely exciting opportunity in a location that rarely, if ever, comes to the open market.

Upper Moorfield Road is widely regarded as one of Woodbridge's premier addresses. Quiet and tucked away, it enjoys an enviable position adjoining open playing fields, surrounded by mature trees and established homes, creating a peaceful setting just moments from the town centre. The absence of through traffic and the abundance of greenery give the road an almost rural feel, despite being within easy reach of Woodbridge's excellent amenities.

The property sits as the last house in the road and has been lovingly occupied by the same family for almost nine decades, a testament to just how special this particular corner of Woodbridge truly is.



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Constructed to an innovative Scandinavian timber-frame design, the house was well ahead of its time. Built as an eco-conscious kit home, it incorporates timber-frame construction, a vapour membrane, quality timber cladding and triple-glazed windows throughout. These features, now associated with many high-specification modern homes, provide exceptional insulation, creating a property that remains comfortably warm during winter and naturally cool throughout the summer months. Solar panels further enhance its energy efficiency and help reduce ongoing running costs.

The accommodation extends to approximately 1,823 sq ft and has been thoughtfully arranged over two floors. The principal sitting room is a beautifully proportioned space extending to over 19 feet in length, where a characterful wood-burning stove provides an elegant focal point, complemented by large windows and glazed doors that flood the room with natural light and frame views across the mature gardens. The dual-aspect kitchen and dining room is equally inviting, featuring a tongue-and-groove timber ceiling, generous dining space and views across the surrounding gardens. A separate utility room, ground floor bedroom and bathroom provide flexibility for guests, multi-generational living or those seeking largely single-storey accommodation.





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The first floor offers three further well-proportioned bedrooms together with a family bathroom, useful store room and a spacious landing. One of the standout features is the private balcony, extending to over 15 feet in length, providing an elevated outlook across the mature gardens and neighbouring trees.

Outside, the established gardens have been lovingly cultivated over many years and provide a high degree of privacy. Extensive lawns are complemented by mature fruit trees, vegetable beds, a pergola, garden shed and a detached single garage. The generous plot offers excellent potential for sympathetic landscaping or modernisation whilst retaining the character that makes the property so special.



Offered for sale with no onward chain, the property would now benefit from a programme of updating, allowing the next owner to create a truly outstanding family home. The exceptional plot, forward-thinking construction, generous accommodation and unrivalled setting combine to create an opportunity that is rarely available within Woodbridge.

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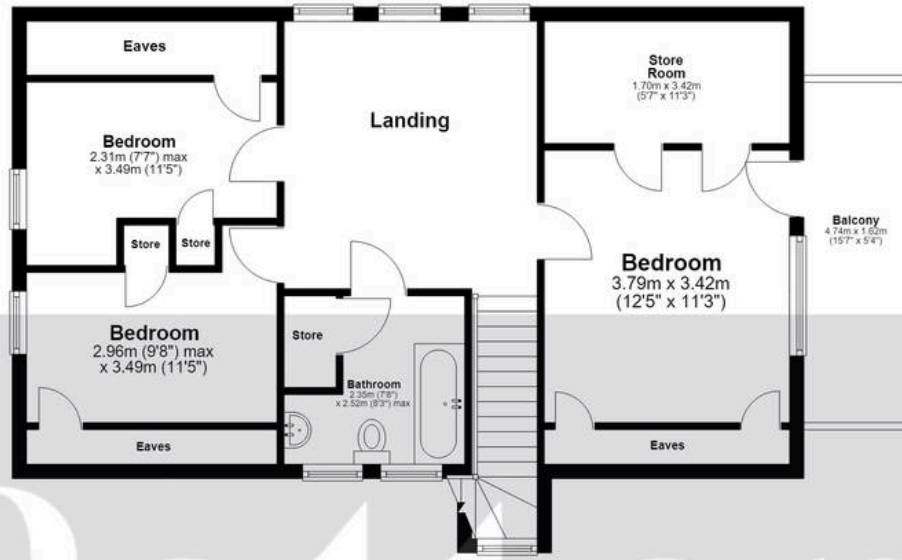
Woodbridge town centre, with its independent shops, restaurants and award-winning waterfront, is within easy reach, as is the train station with direct services to London Liverpool Street. The Suffolk coast, Area of Outstanding Natural Beauty and excellent local schooling are all conveniently accessible, making this the ideal base for those seeking the very best of Suffolk life.

Properties in this position are exceptionally rare. Early viewing is strongly recommended.



First Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



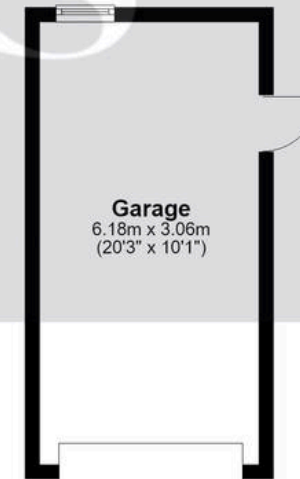
Ground Floor

Approx. 76.7 sq. metres (825.9 sq. feet)



Outbuilding

Approx. 18.9 sq. metres (203.5 sq. feet)



Total area: approx. 169.4 sq. metres (1823.1 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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