



The Lilacs  
High Street | Ufford | Suffolk | IP13 6EL

# Pretty Character Home



This charming semi-detached cottage enjoys a peaceful position in the sought-after village of Ufford. Carefully maintained over many years of ownership, the property offers bright and welcoming accommodation with three double bedrooms and a detached studio - ideal for home working or hobbies. Character features sit comfortably alongside practical everyday touches, while the sunny rear garden has a wonderfully private and established feel. Whether it's everyday essentials, coastal afternoons or countryside walks, everything feels comfortably within reach here.



# KEY FEATURES

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- Charming, semi-detached character cottage in the heart of a sought-after village
- Three generous double bedrooms with flexible living potential
- Wonderfully light and spacious rooms
- Detached studio ideal for home working, hobbies or creative use
- Private, sunny rear garden with established planting
- Surrounded by beautiful Suffolk countryside and village walks
- Well placed for Woodbridge, Wickham Market and the Heritage Coast

## Step Inside

Having been owned by the same person for more than 40 years, The Lilacs has been thoughtfully cared for and carefully renovated during that time, including a major reworking of the interior when first purchased.

A brick-weave driveway with off-road parking for four vehicles leads to the front of the property, where mature planting and established borders create an inviting first impression. Georgian-style windows, mellow brickwork and a beautifully weathered clay pantile roof combine to create the kind of cottage appearance that looks as though it has always been there. Established climbing plants add to the relaxed cottage-garden feel, while the yellow front door brings a playful splash of colour to the otherwise timeless exterior.



# KEY FEATURES

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Upon entering the property, the sitting room sits immediately to your left; a comfortable and welcoming space centred around a brick fireplace with inset woodburning stove that creates a naturally cosy feel. Beyond this, the dining room brings a level of flexibility not always expected from a cottage of this age. Stretching the width of the cottage, it is a room that could comfortably accommodate everyday dining alongside additional seating, a reading area or home working space depending on how someone chooses to use it. A working wrought iron fireplace adds another layer of character to the room.

## Country Cottage Kitchen

The kitchen is located to the rear of the property, overlooking the garden through a generous run of windows that help keep the space feeling naturally bright throughout the day.

Cream shaker-style cabinetry and timber worktops give it a classic, practical feel, while the layout provides good storage and preparation space without feeling overly formal. A useful utility area sits alongside, which is something of a rarity in a property of this age, while a ground floor cloakroom adds further everyday practicality.











# KEY FEATURES

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## Exploring Upstairs

The first floor continues the property's surprisingly generous feel, arranged around a wide landing where an exposed original beam adds a subtle reminder of the home's long history. All three bedrooms are comfortable doubles, giving the upstairs accommodation a flexibility that is often difficult to find in older cottages.

The principal bedroom is the largest of the three and benefits from a substantial run of fitted wardrobes that provide excellent storage without overwhelming the room itself. Like the rest of the upstairs accommodation, it feels bright and comfortably proportioned, with enough flexibility to accommodate additional furniture or a seating area if desired.

The second bedroom is another bright and well-proportioned double, while the third is currently arranged as a hobby space. Unlike many period properties, all three bedrooms offer genuinely usable proportions, giving the upstairs layout a welcome degree of flexibility for guest accommodation, home working, hobbies or family living as needs evolve over time.

Serving the bedrooms is a family bathroom that has been updated in more recent years, fitted with both a separate shower enclosure and bath. Decorative patterned tiling introduces a splash of personality to the space, while the overall finish feels clean, bright and thoughtfully put together.













# KEY FEATURES

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## Step Outside

The rear garden enjoys a south to south-westerly aspect, allowing sunlight to move across the space throughout the day. Arranged around a winding pathway, established planting and raised vegetable beds, it has a private and settled feel, enclosed by mature greenery and a combination of brick boundaries and fencing.

Towards the rear of the plot, an area of hazel is coppiced by the owner and used for kindling and firewood for the stove, adding a practical element to the garden's productive feel. Raised vegetable beds provide plenty of opportunity for anyone keen to grow their own produce, while a useful shed and covered storage area help keep gardening equipment, bikes and outdoor tools neatly tucked away.

## Versatile Studio Space

The former garage has been converted into a substantial studio space with power, heating, lighting and independent access already in place. Currently used as a home office, it is well suited to anyone working remotely or running a business from home, while still offering the flexibility to function as a gym, creative studio or hobby room if preferred. Having a separate entrance and clear distinction from the main house makes it particularly practical for day-to-day use, creating a space that feels purposeful rather than simply an adapted spare room.









# KEY FEATURES

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## On The Doorstep

Ufford is one of those Suffolk villages that manages to feel peaceful without feeling cut off. Surrounded by countryside and attractive rural lanes, the area is particularly well known for its walks, including the nearby water meadows at Lower Ufford which can be reached within a few minutes on foot from the property. The village itself has a strong sense of community, with regular events held at the village hall. The White Lion and The Crown provide well-regarded local spots for food and drink, helping reinforce the relaxed pace and sociable nature of village life here. Golf enthusiasts are particularly well catered for too, with two golf courses located within approximately five miles of the property.

## How Far Is It To...

Just under two miles away, Wickham Market offers everyday essentials including independent shops, cafés, a Co-op, pharmacy and Post Office. Around three miles away, Woodbridge provides a wider mix of boutiques, restaurants, supermarkets and a railway station with direct services to Ipswich and London.

Snape Maltings, around eight miles away is one of Suffolk's best-loved destinations. Best known for its world-renowned concert hall and annual Aldeburgh Festival, it also offers a collection of independent shops, galleries, cafés and walking routes, making it just as popular for relaxed afternoons as it is for music and culture.

For coastal days out, Aldeburgh is only 14 miles away and remains one of the county's most loved seaside destinations, known for its beach, independent shops, galleries and renowned fish and chips.



# INFORMATION

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## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

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## Services, District Council and Tenure

Mains electricity, water and drainage

Gas central heating

Broadband - fibre to the cabinet

Mobile Phone Reception - Visit [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

East Suffolk District Council - Band F

Tenure: Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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