

*A pretty, three bedroom detached period house located next to the church within the village of Bredfield, just 3 miles from Woodbridge.*



#### Guide Price

£500,000

Freehold

Ref: P7816/C

#### Address

The Town House

The Street

Bredfield

Woodbridge

Suffolk

IP13 6AX

Hallway, study/bedroom four, downstairs shower room, sitting room, dining room and kitchen.

Three first floor bedrooms and bathroom.

Off road parking, garage and south facing garden.

In all, extending to 0.22 acres.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property will be found in the centre of the popular and well regarded village of Bredfield. The village benefits from a community run village shop and well supported village hall. Bredfield is only three miles from the historic market town of Woodbridge, which is situated on the banks of the River Deben and provides an excellent array of facilities including shops, boutiques, restaurants, a swimming pool, theatre and cinema, doctors' surgery and railway station. Trains from the station connect to Ipswich with some direct trains through to London's Liverpool Street station. There are several sailing clubs and marinas in the town, and various golf courses within a few miles. Woodbridge also has excellent schooling in both the state and private sector. The County town of Ipswich lies about 10 miles to the south-west and other areas of the Heritage Coast are within easy reach with the popular centres including Orford, Aldeburgh, Thorpeness and Southwold.

## Description

The Town House is a charming period dwelling which is understood to originally have been Almshouses and is thought to have been originally two, then three dwellings. It is believed to date from 1655 and was Grade II Listed in 1988. The house, which is of timber framed construction with a brick plinth, rendered elevations and a plain tile roof, offers well laid out accommodation over two floors. The property benefits from a gas fired central heating system along with mains drainage. The house has scope for extensions, subject to the normal consents.

The main door to the front of the house provides access to a hallway. This has a hatch to the roof space, radiator, door to the sitting room and further doors to a downstairs shower room and study. The study, which some may choose to use as a fourth bedroom, has a leaded light Crittall window overlooking the garden, and fitted shelving. There is a radiator and also built-in cupboard which houses the combi boiler. The downstairs shower room comprises a WC, hand wash basin with cupboard below and shower with an electric unit. The sitting room has windows and a glazed door opening to the south facing patio and garden. At one end is a fireplace with wood burning stove. Within the room is a feature radiator and white washed timbers. A door provides access to a dining room, with stairs rising to the first floor landing and a door to the kitchen. The room has exposed timbers, a brick fireplace and built-in cupboard. There are also windows to the front of the property. The vaulted kitchen is dual aspect with windows to the south and west. There are a range of high and low level units with a work surface and one and a half bowl stainless steel sink with drainer and taps above an integrated fridge, freezer, electric oven and hob. In addition, there is space and plumbing for a washing machine and slimline dishwasher. The room has tiled flooring, a radiator and a pantry. A glazed door leads to the south facing garden.

On the first floor, there is a landing with two dormer windows overlooking the garden. There is also a hatch to the roof space. Doors lead off to the three bedrooms and bathroom. Bedroom one is a double room with radiator and east facing leaded light Crittall window with secondary glazing. The second bedroom is a single with exposed timbers and north facing leaded light window with secondary glazing with fine views of the village church. Adjacent to this is a bathroom comprising WC, bath, hand wash basin, towel radiator and conservation skylight. Bedroom three is a dual aspect double bedroom with exposed timbers and lead light windows with secondary glazing with north facing views of the church and far reaching west facing views towards open countryside.

## Outside

The property is situated away from The Street and accessed via a shingle drive which leads to a parking area. From here there is access to a large single garage which is of block construction with rendered elevations under a tiled roof. The garden lies to the south of the house and abutting the dwelling is a patio and then lawn with shrubs and flowers. The garden, which extends to 0.22 acres, is enclosed by hedging and the northern boundary of the property is flush with the house with the churchyard beyond.









# The Town House, Bredfield



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, gas, electricity and drainage. Gas 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 = E (Copy available from the agents upon request).

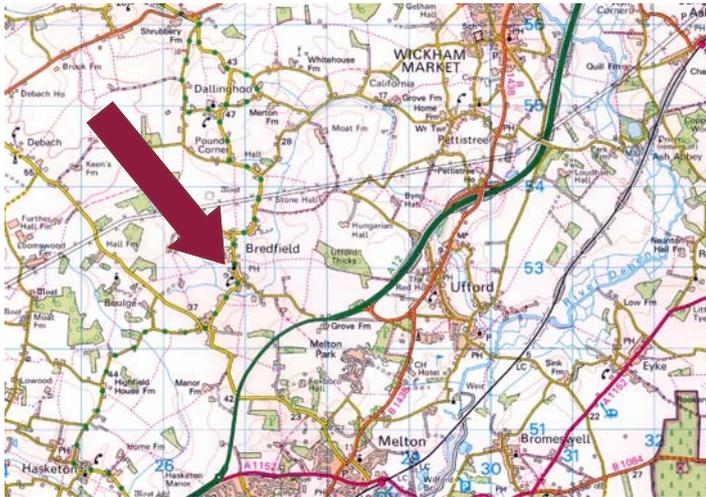
*Council Tax* Band E ; £2,653.58 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## 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. The vendor has commissioned an independent buildings survey for the benefit of those who wish to view/buy and this can be emailed to interested parties.

*February 2026*



## Directions

Proceeding North on the A12 from Woodbridge, turn left where signposted to Bredfield. Having entered the village, turn right into the main part of the village and continue as if going towards the church and village shop. The entrance to the Town House will be found on the left hand side immediately before the churchyard.

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