

A three double bedroom extended house with double garage and separate workshop building, in the centre of the popular and well regarded village of Bredfield.



Guide Price

£475,000

Freehold

Ref: P7849/J

Address

Post Office House
The Street
Bredfield
Woodbridge
Suffolk
IP13 6AX



Entrance lobby, entrance hall, study area, drawing room, sitting room, kitchen and cloak/shower room.

Landing, three double bedrooms and family bathroom/shower room.

Front and rear gardens.

Double garage with driveway.

19' standalone workshop building.

Contact Us



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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

Post Office House is set along The Street 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

As the name suggests, the property originally served as the Post Office to the village before it was extended and converted to create this spacious family home.

In all, the accommodation extends to approximately 1,700 sq. ft (159 sqm) and comprises an entrance lobby, entrance hall with study area off (the former Post Office), drawing room with open fireplace, a well fitted kitchen, cloak/shower room, together with a sitting room with open fireplace and French doors leading out to the rear garden. On the first floor there is a landing, three good size double bedrooms and a family bathroom with separate shower.

Outside there are gardens to the front that are separated by a paved pathway, whilst to the rear is a fully enclosed garden that is laid to grass for ease of maintenance. Beyond this is the 18' double garage with a generous shingled parking area and beyond which is an additional area of land that accommodates 'The Chapel'; a very useful additional 19' brick and timber built outbuilding that would serve as a useful workshop or games room etc.

Whilst the property has been let for a number of years, it has been maintained to a good standard with a gas-fired combination boiler and double glazed windows throughout. That said, the property does provide scope for an incoming purchaser to update the property to their own preferred style and taste.









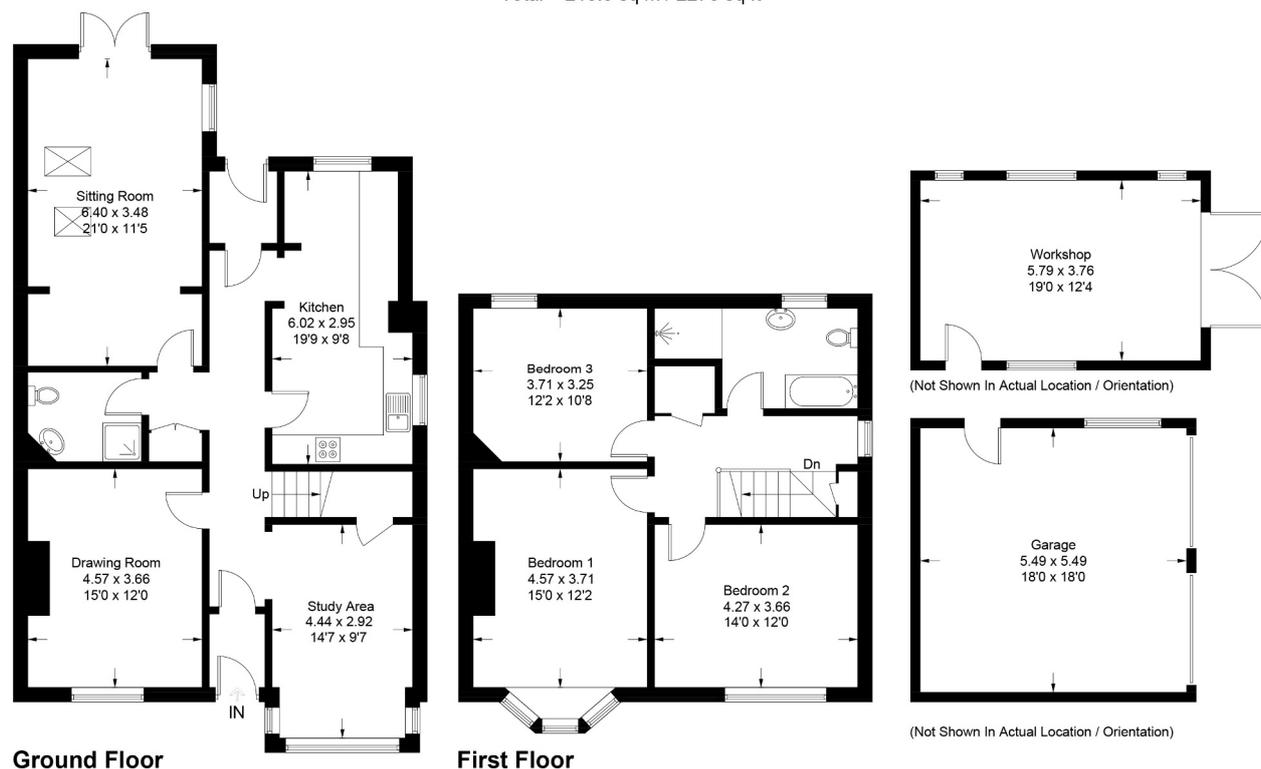


Post Office House, Bredfield

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft

Outbuilding = 52.0 sq m / 560 sq ft

Total = 210.9 sq m / 2270 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity connected. Gas-fired boiler serving the central heating and hot water systems.

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 (Copy available from the agents upon request).

Council Tax Band D; £2,277.57 payable per annum 2026/2027

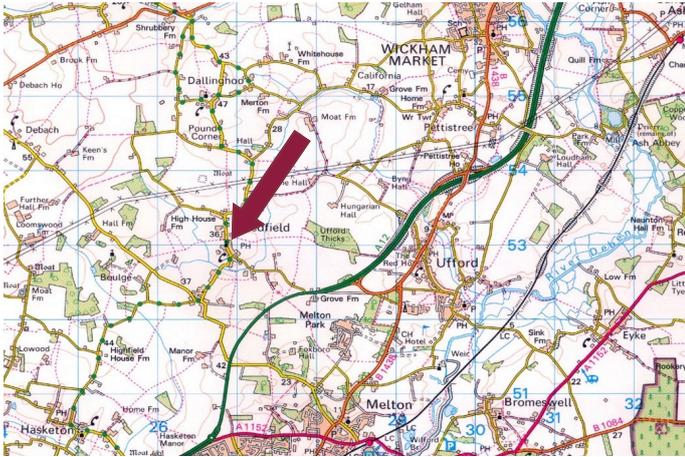
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

March 2026



Directions

Proceeding in a northerly direction along the A12, bypass the town of Woodbridge. After approximately half a mile turn left where signposted to Bredfield and Debach. After approximately one mile turn right at the pump and continue towards the centre of the village where Post Office House will be found on the right hand side just before the Church.

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