



Barrack Lane, Woodbridge,  
£575,000

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- **Three Bedroom, Detached Cottage**
- **Highly Sought-After Village Location**
- **Driveway enough for Two Cars**
- **Modern, Fitted Kitchen with Built-In White Goods**
- **Large, Wrap-Around Garden**
- **Three Double Bedrooms**
  - **Two Full Bathrooms**
- **Separate Lounge and Dining Room**

GRACE ESTATE AGENTS are delighted to be offering this beautiful Detached Cottage in the sought-after village of Ufford, just outside of Woodbridge. Nestled in the heart of this peaceful village, you are met with stunning views of the Church and Ufford Terrace; a row of period properties with gardens down to the river and woods. The wrap-around garden provides a haven for a keen gardener, or a family who loves spending their time outdoors.

### PROPERTY

This Victorian Cottage, built around 1870, transports you back in time with its original features throughout, as well as a modern touch complete with a Fitted Kitchen, two conveniently placed Bathroom's with a Shower and a Bath, cosy Living Room with a Wood Burner, and an outdoor Studio, perfect for Working from Home, or a great area for storage or your hobbies. The Three Double Bedrooms upstairs, offer a traditional feel with brickwork fireplaces, and wooden beams & windows offering a beautiful view outside. The property benefits from two, Three-Piece Suite Bathrooms; one upstairs with a separate Bath and Shower Cubicle, WC and Basin, then one downstairs with a Shower Cubicle, WC and basin. There is also storage space which can be used as an airing cupboard, and a space for a Washing Machine & Tumble Dryer. To the front of the property, there is a sizable driveway, enough for two cars, with access to the rear garden.







## LOCATION

Ufford, a quaint village in the county of Suffolk, is a highly sought-after area offering peaceful country living. Only a 10 minute drive from Woodbridge Town Centre, and a 6 minute drive to the Georgian Town of Wickham Market, this property is situated perfectly for tranquillity with easy routes to larger settlements offering amenities such as Supermarkets, Cafe's and schools.

Larger towns of Saxmundham, Woodbridge & Martlesham offer more mainstream amenities, such as Tesco, Waitrose, M&S Foodhall, Vets, Primary and High Schools, Doctors, Clothing Shops, Gyms, Restaurants, Cafe's etc.

Woodbridge Train Station: 3.2 Miles (10 minute drive)

Wickham Market Train Station (Campsea Ashe): 5.3 Miles (9 minute drive)

Wickham Market Medical Centre: 2.8 Miles (6 minute drive)

Little St. John's Street Surgery: 2.9 Miles (9 minute drive)

Wickham Market Primary School: 3 Miles (9 minute drive)

Melton Community Primary School: 2 Miles (5 minute drive)

Farlingaye High School: 4.4 Miles (11 minute drive)

Woodbridge School: 3.4 Miles (10 minutes drive)

## ENTRANCE HALL

18'4" x 3'3" (5.59m x 1.00m)

Wooden, herringbone floor, doors to Lounge, Kitchen, Dining Room, wooden door into property from outside

## KITCHEN/DINER

18'4" x 11'1" (5.59m x 3.40m)

Ceramic Tiled Flooring, Base Units, shelving on the wall, Built-In Oven & 5-Ring Hob, space for Fridge, space for Dishwasher, built-in shelving units, stairs to First Floor, french doors into Garden, wooden interior door

## LIVING ROOM

19'5" x 11'4" (5.92m x 3.46m)

Wooden, Herringbone flooring, brick fireplace, wood burner, two Windows, door to the front of property (currently bolted and unused), original beams in ceiling, wooden doors

## GARDEN/DINING ROOM

12'5" x 9'9" (3.81m x 2.99m)

Wooden, herringbone flooring, french doors to Garden, brick fireplace, door into downstairs Bathroom/Utility Room



**DOWNSTAIRS BATHROOM/UTILITY**

tbc (tbc)  
Three Piece Bathroom Suite; Shower Cubicle, WC & Basin, storage cupboard with space for large White Goods (such as Washing Machine & Dishwasher)

**BEDROOM ONE**

11'9" x 10'7" (3.60m x 3.25m)  
Double Bedroom, Wooden-Framed, single glazed windows, brick fireplace, carpeted

**BEDROOM TWO**

11'6" x 8'3" (3.53m x 2.52m)  
Double Bedroom, Wooden-Framed, Single Glazed window into rear garden, carpeted

**BEDROOM THREE**

14'7" x 8'11" (4.46m x 2.74m)  
Double Bedroom, Wooden Floor Boards, Wooden-Framed, Single Glazed Window to the front of the property

**BATHROOM**

11'5" x 5'6" (3.49m x 1.69m)  
Four Piece Bathroom Suite; Separate Bath and Shower Cubicle, Basin and WC, tiled flooring, painted walls, tiles in shower cubicle.

**WRAP-AROUND GARDEN**

Laid to Lawn & Stone, views of the Church behind and of Ufford Terrace, with views down to the river & Woodland area. Area for Bin Storage & Wood Storage (for the log burner). Pergola, a perfect covered area for outdoor dining or relaxation

**OUTDOOR STUDIO**

12'6" x 10'9" (3.82m x 3.30m)  
Perfect for working from home, storage or a hobby area.

**AGENT NOTES**

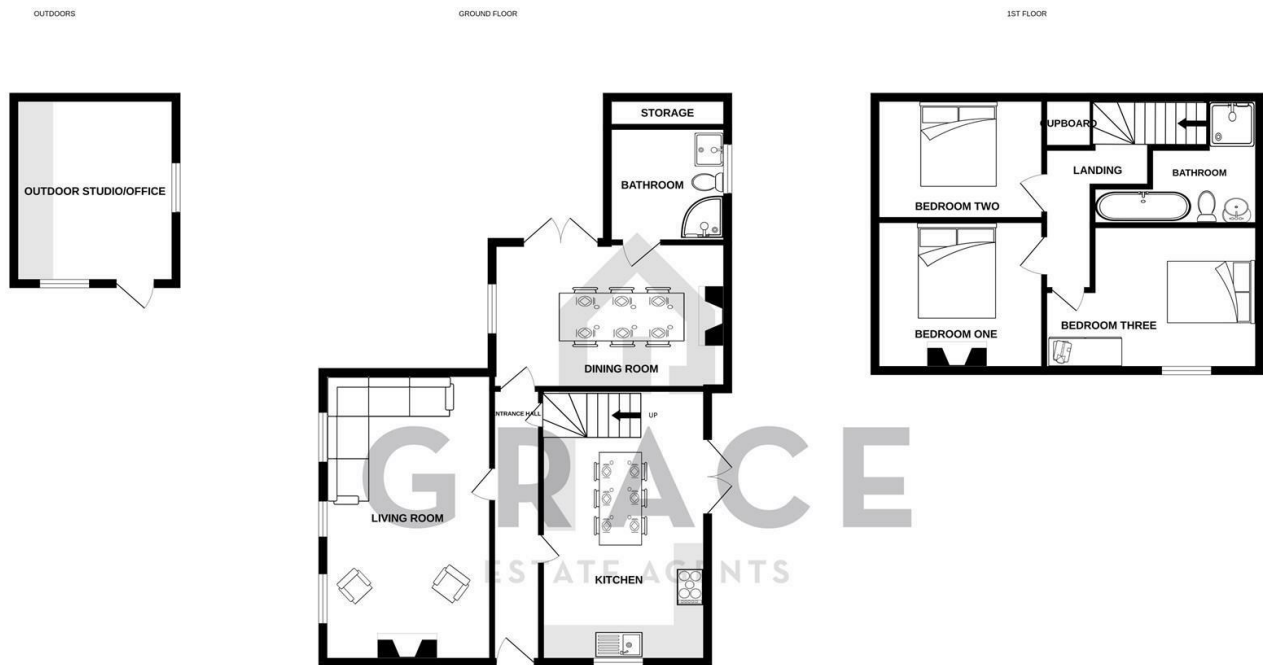
The current EPC is reflective of 2016. Improvements have been made to the property to increase the rating so an up-to-date EPC will be available in due course.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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