



Perfectly Placed  
Playford | Ipswich | Suffolk

EH  
EXQUISITE HOME



## Perfectly Placed

A picture-perfect four-bedroom cottage with plenty of charm and character in the popular village of Playford, just minutes from the amenities of Martlesham, Woodbridge and Ipswich. Thought to date from around the end of the 18th century, the cottage offers versatile living space and, as it is unlisted, plenty of opportunity for further personalisation. With open fields to the rear and only a short walk to the idyllic Fynn Valley, the property is ideally situated for those who enjoy ambling around the countryside, with plenty of walks that can be accessed directly from the property.

*"A house that accommodates so much..."*

The cottage sits nestled in the corner of this desirable village, where the local church can be admired from the garden. Sitting slightly back from the road and almost in the centre of its plot, the house enjoys a good amount of garden to both the front and rear of the property, and there is plenty of room for parking multiple cars on the good-sized drive. The entrance to the house is via a porch, with a storage cupboard housing the water softener. All of the ground floor rooms are accessed via the hall, which is a good size and boasts plenty of charm and character with white-painted beams. To the right of the entrance porch is a utility room with downstairs WC, next to which is a cosy snug. The room is of a good size, with built-in bookshelves and cupboards, making this space ideal as a home library or study. Back through the hall and beyond the staircase is the large reception room. The large fireplace serves as the focal point of the room, in which is placed a working wood burner. On either side of the fireplace are two deep recesses, which add to the room's character as well as its size.

*"Surprisingly good for entertaining, with space that flows well..."*

The northern part of the house features a large dining room and separate kitchen / breakfast room. The dining room is a generous size, with plenty of room for a large table and wooden beams which add to the abundance of character on offer with this property.

Beyond the dining room is a good-sized kitchen and breakfast room. The kitchen features modern fitted units and is absolutely flooded with natural light through triple-aspect windows and a large roof-lantern which allows light to pour into the main kitchen area. The dining room and kitchen could be combined to provide one large, modern open-plan entertaining space, though any prospective purchaser should satisfy themselves as to the viability of this option in regards to planning etc. The back door of the house is located in the kitchen and leads to an outside porch which is ideal for muddy boots etc.

Upstairs, the first floor offers four bedrooms. The smallest bedroom is currently set up as a study, and has also been utilised as a full-size dressing room for the principal bedroom, which is directly next to this room. The principal bedroom includes built-in wardrobes and a large bathroom, with separate bath and walk-in shower. The bedroom is dual aspect and is unusually large for a cottage.





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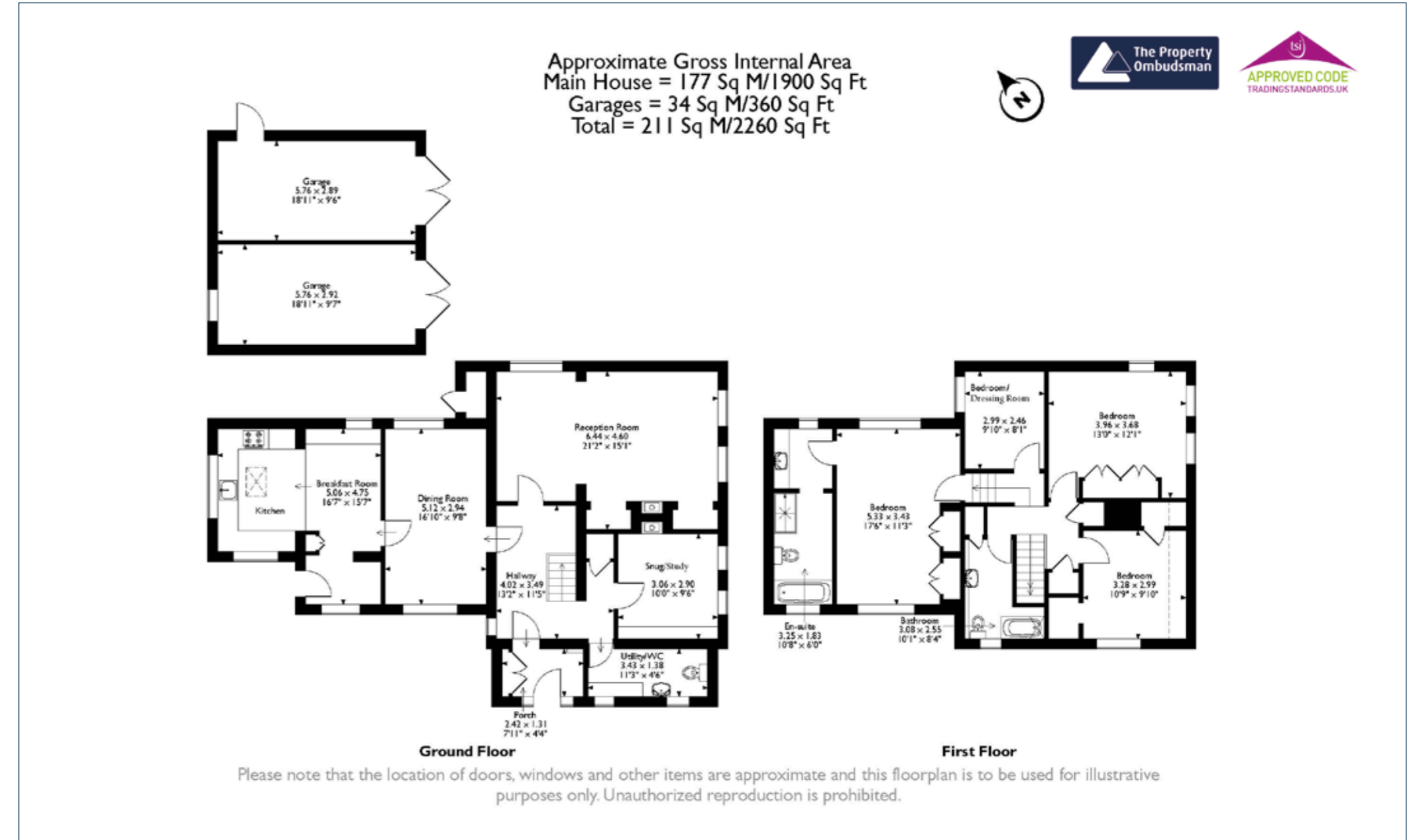
Two further bedrooms are found on this floor, both with built-in storage. The current owner noted that the largest of the guest bedrooms is a particular favourite, with lovely views out over the Fynn Valley. The three guest bedrooms all share the family bathroom, which is well-appointed with plenty of storage and has been recently updated.

The garden is currently terraced, with a more formal lawn area immediately to the rear of the house, that leads up to a pretty terrace, which the current owner describes as a sun trap. Beyond the terrace is another area of garden which is mostly laid to lawn, with a greenhouse and views out to the fields which run along the northern boundary of the property. The garden is secure with fencing on all sides, making this a safe place particularly for pets. Tall, mature trees and hedging surround the rear garden, ensuring plenty of privacy throughout the year. Also within the grounds is a detached double garage and there is a small wooden garden shed behind the garage for storage of tools.

*"Convenient for commuting, but also very rural and a friendly little village..."*

It was the charm of this quaint little country village which first attracted the current owner to the area. The village of Playford is located just to the northeast of Ipswich, the county town of Suffolk. Ipswich offers plenty of amenities including a modern and attractive marina and plenty of shops, museums and restaurants. Ipswich is ideally located for commuters as well, with a mainline train station offering regular direct services to London's Liverpool Street.

The village of Playford is popular especially with families, who are attracted to the abundance of good schooling on offer in this area in both the public and private sectors. Additionally, the popular Suffolk coast can be reached in less than twenty minutes, and offers a number of highly-regarded nature reserves and forests to explore, as well as the popular resort towns of Aldeburgh and Southwold, which both host a number of annual cultural events.



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EH  
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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

[www.exquisitehome.co.uk](http://www.exquisitehome.co.uk)