



EH

EXQUISITE
HOME

The little village of Bredfield is situated off the A12 two miles north of lovely Woodbridge. Encircled by rich fields and open countryside, it has a charming setting and is also within easy reach of nearby Wickham Market, Framlingham and Woodbridge. The community is mentioned in the Domesday Book of 1086 and its name is thought to derive from the Old English for "broad clearing." It is a close-knit and thriving community with a village hall and attached community-run shop, a large playing field with plenty of children's play equipment, the thirteenth century parish church St Andrew's and the award-winning Jubilee Meadow conservation area and community orchard.

Versatile Accommodation

Standing in the heart of the village is this charming cottage arranged over three floors, thought to have been built in the eighteenth century. The present owners bought it in 2015, attracted by its delightful rural location, flexible layout and pretty garden. Since moving in, they have decorated it throughout, mainly in a striking dark teal which goes very well with its age and character. The front door opens directly into the dining room with its exposed ceiling beams, fireplace, tiled floor and a wall covered in LedgeStone sparkle black split face tiles, giving texture and interest. There is plenty of room for a good-sized dining room table and chairs in here. The kitchen too has exposed beams and features a tiled floor, pale grey glossy subway tiles, solid wood worktops and a breakfast bar, a handsome Smeg range cooker with six gas hobs, two electric ovens and an electric grill, plus integrated dishwasher, washing machine, dryer and fridge/freezer. The owners love cooking and socialising in it, enjoying the open plan nature of the kitchen and living room making it easy to cook and chat. The living room opens straight off the kitchen, a large and welcoming room with exposed beams and bi fold doors opening straight on to the garden, bringing the outside in. The owners have held many parties in this space, hosted family Christmases in the dining room with the fire on and enjoyed summer events with the bi folds thrown open to maximise the space. It is also an ideal space for chilling out, watching TV and enjoying the sight of the wildlife in the garden outside.

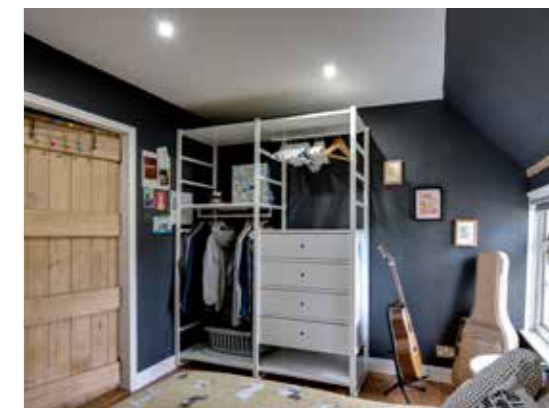


The staircase rises to the first floor where two good-sized bedrooms and the family bathroom can be found. The four-piece bathroom is wooden floored with a large walk in shower and bath and attractively decorated with white tiles and dark teal paint. This floor provides ideal family accommodation. The staircase leads up to the loft room in the eaves, flooded with natural light pouring through the two skylights. The owners have used it as a spare bedroom and a home office. It would make an ideal studio or craft room, or a teenage hangout.

Pretty Cottage Garden

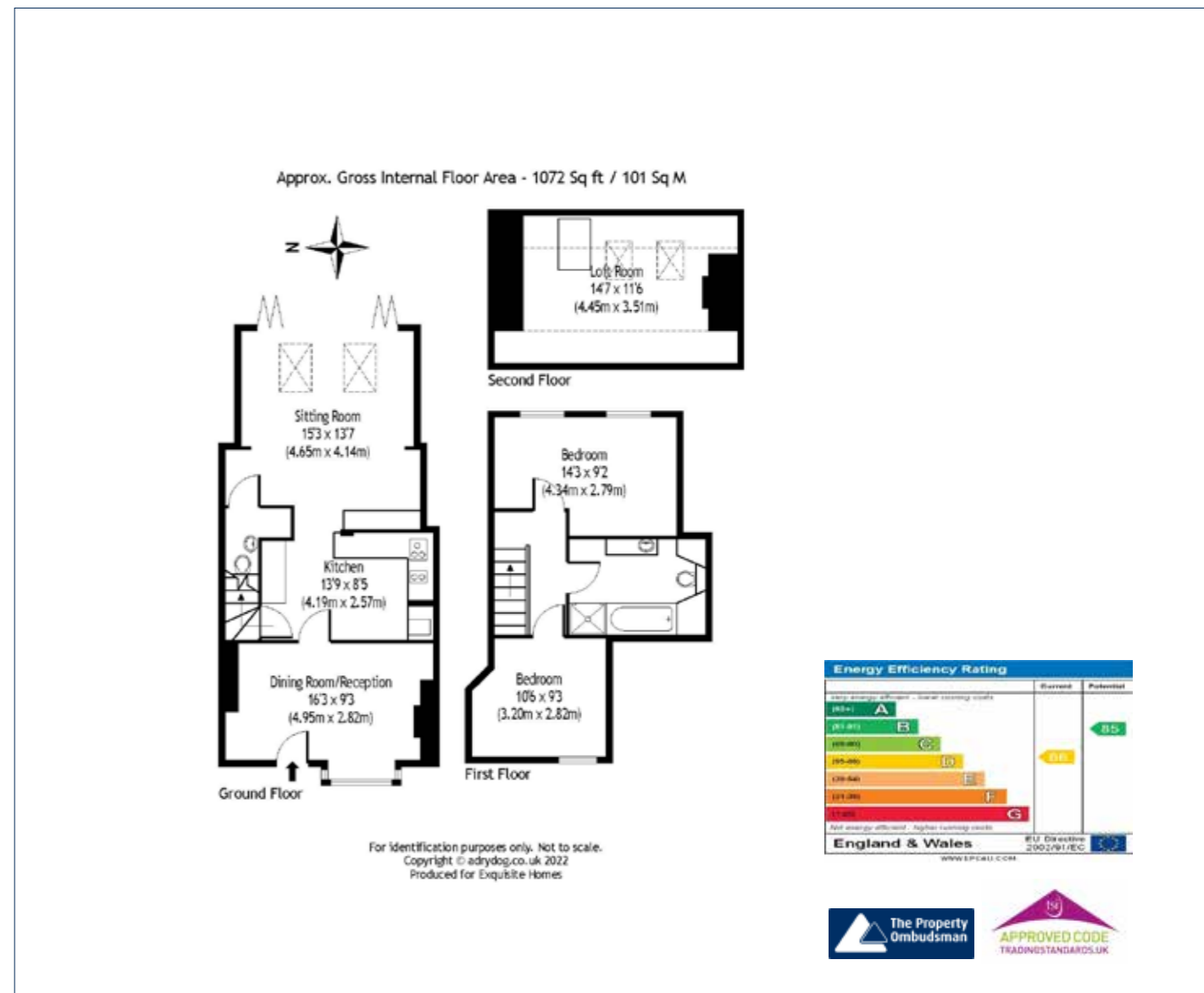
The bi fold doors lead directly on to an Italian stone terrace, ideal for enjoying a quiet drink, a coffee or dining al fresco with friends in the height of the summer. The garden is mainly laid to lawn, planted up with fragrant roses, herbs, shrubs and spruce trees. It is a quiet and secluded space, quintessentially English and absolutely charming. A path winds through the lawn to the bottom of the garden, a sun trap where a lovely summer house sits, used as a chill space, office and bedroom over the years. There is also another building currently used as a gym and for storage space. Either of these could be converted into a home office or an outside dining space or family room, if desired. A gate from the bottom of the garden leads on to the large village field with its football pitch, tennis courts, children's play area and blackberry bushes, heavy with fruit in the autumn. The neighbours are all quiet and friendly and there is a strong sense of community. The village hall hosts a pop up bar each month and there is a bowls club.

East Suffolk, spanning rich pasture, dense woodland, heathland, rivers and the stunning Suffolk Coast and Heaths AONB is one of the most attractive parts of the county. Dotted with historic towns such as Woodbridge with its Tide Mill and Framlingham with its iconic castle, it also takes in the gracious coastal resorts of Southwold, Walberswick, Aldeburgh, Dunwich and Thorpeness stretching along the wild expanse of the North Sea, with the RSPB Minsmere Nature Reserve a huge attraction. Greatly loved by holiday makers for many years, it is also a mecca for commuters and home owners, connected as it is to London Liverpool Street via fast and regular trains and also by the A12, running south from Lowestoft to Colchester, Chelmsford and London.





Seasonal Delights



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Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk