



'Plenty of Period Character'  
Charsfield, Woodbridge, Suffolk | IP13 7PX



# WELCOME



Drenched in character, this charming 19th century brick and flint cottage boasts a garden studio, two first floor bedrooms and a ground floor bedroom with ensuite shower and is embraced by stunning countryside. Just a stone's throw from the delightful town of Woodbridge, this cherished family home offers a perfect retreat for those craving a home bursting with personality.











- Very Pretty Semi-Detached Cottage
- Offered For Sale with No Onward Chain
- Fabulous Views of Local Farmland
- Charming Village Setting
- Around 0.25 Of an Acre (stms) - With Garden Studio / Work From Home Space
- Fine Sitting Room with Wood Burner
- Open Plan Dining Kitchen with Walk In Pantry
- Useful Utility Room
- Ground Floor Bedroom With En Suite Shower and Cloakroom
- Two First Floor Bedrooms and Family Bathroom

Built in 1811 this pretty brick and flint cottage is full of personality and laid back charm. Situated on a quiet lane with elevated field views to the front and an enviable view of a private woodland to the rear, you can't help but relax here.

"We have lived here for 14 years and absolutely love it. We fell in love with the location, it's tranquil but with the added benefit of being close to Woodbridge," explains the current owner. The property was sympathetically extended by the previous owner over 30 years ago and offers generous ground floor accommodation.

The primary entrance welcomes you through a spacious porch which provides ample room for storage and seating. Stepping inside, the door leads into the inviting dining room where there is generous space for entertaining and family meals. A notable feature of the dining room is the convenient pantry which provides a practical storage space.

The kitchen / diner is a spacious, sunlit room with gorgeous views of the garden. The lofty ceilings and two Velux windows crank up the brightness, flooding the kitchen with sunshine and creating a cheerful, inviting space. You will find charming cottage-style cabinets lining the walls, creating a cosy, rustic air, and a breakfast bar along the window (a favoured 'go-to' spot for views of the garden with a morning coffee). Adding to the room's character is a striking woodburner tucked into the corner, not only serving as a focal point but providing plenty of warmth during colder months.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Moving through the kitchen is an adjoining utility room - the unsung hero of the home. This well-proportioned room provides additional cabinet storage for household essentials, helping to keep clutter at bay in the main living areas in addition to making laundry day that much easier. The room also provides access to the garden and acts as a convenient spot to kick off dirty shoes and hang up coats before entering the rest of the house.

Adjoining the utility room is a generous bedroom/reception room, serving as the primary bedroom for the current owners. The room is bright and airy, benefitting from a double aspect and glass doors that provide picturesque garden views and convenient outdoor access. An additional Velux window further invites the flow of natural light into the room. Additionally, the room features the convenience of an ensuite shower and separate WC.

To the opposite end of the house is a good-sized sitting room. A brick chimney breast with inglenook fireplace plays host to a multi-fuel stove. What better way to lift your spirits than cosying up by the fire on a cold, dreary day? Exposed beams traverse the ceiling, enhancing the room's traditional cottage charm.

Ascending the stairs, you are greeted by a built-in bookcase, which provides the perfect canvas for crafting your own library of favourite reads. There are two good sized bedrooms on the first floor. The front bedroom features a convenient walk-in heating cupboard, ideal for neatly storing linens and towels. The family bathroom, with full length bath and under-sink vanity unit, serves the rooms on this floor.

The front garden of this delightful cottage combines partial paving with a lawned area and enables parking for two vehicles. A side path leads to the kitchen's entrance.

Wrapping around the property, the back garden spans approximately a quarter of an acre (subject to measured survey), providing a sunny and secluded retreat. The garden is predominantly laid to lawn, with an area of corner decking thoughtfully added for alfresco dining and a small nature pond installed for visiting wildlife. Three sheds offer plenty of storage for garden essentials and a well-insulated summer house, complete with lighting and power, presents plenty of scope as a home office, snug or hobby room.

The beautiful East Suffolk village of Charsfield sits in the Potsford Valley, approximately 3 miles from Wickham Market. The village boasts a well-regarded primary school and active village hall which is home to several local clubs and organisations. There is a local park with tennis court, play area and fitness equipment and plenty of footpaths and country lanes that are perfect for exploring the pretty surrounding area.

Charsfield lies only 6.5 miles from the historic market town of Woodbridge. Described as one of the gems in Suffolk's crown, Woodbridge combines excellent facilities and shops with superb pubs and restaurants as well as plenty of indoor and outdoor activities. Located along the River Deben and only 8 miles from the coast, the town is associated with the most important Anglo Saxon site in the UK; Sutton Hoo.







# STEP OUTSIDE

Woodbridge Station offers frequent train services connecting commuters to Ipswich and beyond, with direct routes extending to London Liverpool Street. Furthermore, the pretty town of Wickham Market (3 miles) offers an array of independent shops and restaurants as well as a supermarket and numerous takeaways.

## Agents Notes

Tenure: Freehold

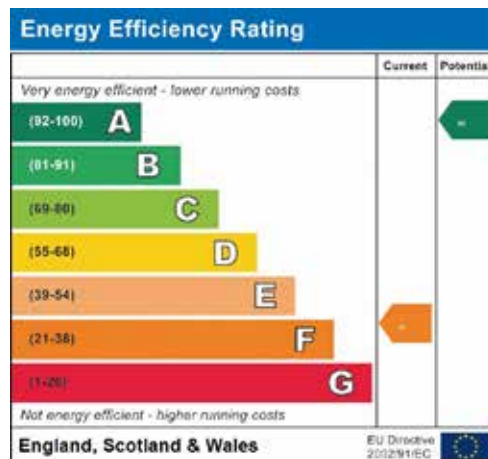
Local Authority: East Suffolk District Council – Band B

Services: Mains Electricity, Water & Drainage. OFCH. LPG for Cooker.

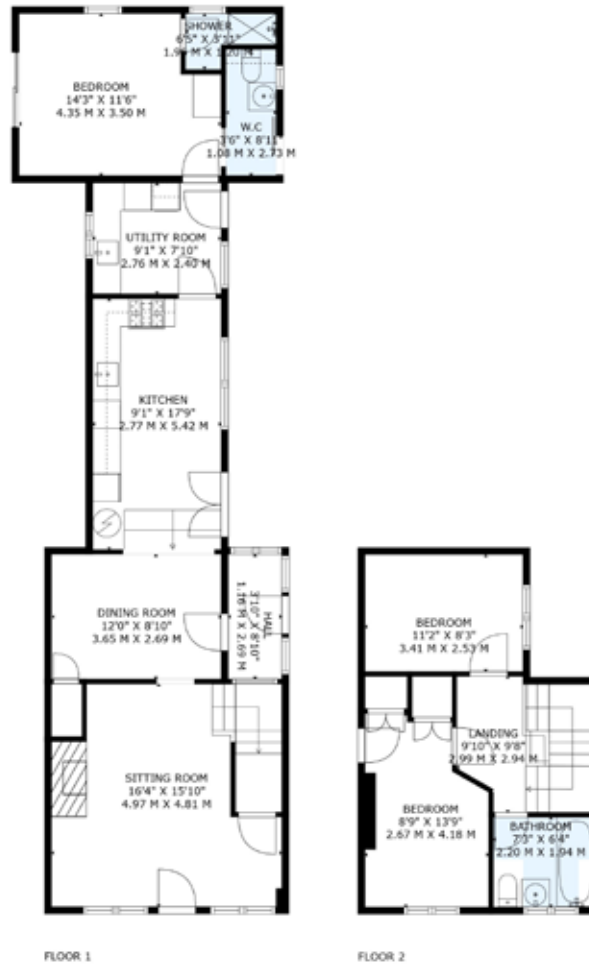
Broadband: Current provider is Sky; we have not been made aware of speed of connection - buyers would need to satisfy themselves as to the best provider for them.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///happier.moment.unwound](http://happier.moment.unwound)

Postcode - IP13 7PX







**TOTAL: 1170 sq. ft, 109 m2**  
**FLOOR 1: 860 sq. ft, 80 m2, FLOOR 2: 310 sq. ft, 29 m2**  
**EXCLUDED AREAS: LOW CEILING: 50 sq. ft, 5 m2**

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.





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