



Shincliffe
Lower Road, Ufford | Suffolk | IP13 6DL

FINE & COUNTRY

MAGNIFICENT MODERN HOUSE



The ultimate property hat trick – house, garden and location – this luxuriously appointed four-bedroomed villa really is the whole package. Detached and set back from a quiet lane, this heavenly spot is entirely private yet also enjoys a central location in the delightful village of Ufford.



KEY FEATURES

- A beautiful four bedroom detached property
- Extensively extended and modernised
- Situated in the heart of the beautiful village of Ufford
- A large kitchen diner with french doors out to the garden
- A wonderful landscaped suntrap garden
- Extended garage space and parking area
- Finished to an immaculate standard
- Located on a "Quiet Lane"
- A short drive from local amenities and London train links
- An exceptional country property

It's hard to believe that London is around one hour and twenty minutes away, door to door, but that accessibility is a huge hidden benefit if you need to commute – and this tranquil and beautiful spot is one you'll love to come home to. Situated on a designated quiet lane in Ufford, concealed behind walls and hedges, the property enjoys peace and seclusion while being close to some of Suffolk's best assets. Unseen from the lane, the house is approached up a gravel drive. A single garage is directly ahead and there is parking on the drive in addition to a separate hedged-in parking area which conceals cars from view and is large enough for a motorhome. Built in the late 1950s, this chalet-style home was enlarged soon after construction and then again recently by the current owners to create the substantial residence you see now.

Step Inside

Entry is into a small lobby before you step into the main hall which is a larger, loftier space. A large window on the landing above admits light down to the ground floor and uplighters highlight the semi-vaulted ceiling, both creating a sense of height and space. The house is bright and airy generally due to an abundance of south-facing windows which look over the garden. At the corner of the building, the large square kitchen takes advantage of its orientation with windows and French doors across most of its south and west elevations. Shaker style units in cream and a central island in pale natural wood support a long run of granite countertops delivering plenty of prep space. At over 300 square feet, there's room for a table in here, giving you the choice of informal kitchen suppers or more formal dinners in the dining room immediately adjacent.

Also downstairs is a utility room and WC.

A room for all seasons, the large L-shaped sitting room functions in several ways. A splendid built-in bookcase creates a library area at the smaller end of the room while, in the wider part, a coal-effect gas fire – clean and easy-to-use – offers a cosy place around which to gather. A wide set of sliding doors open onto the terrace making the room a lovely summer entertaining space from where guests can spill out into the garden.





KEY FEATURES

Ground Floor Guest Suite

A door from the sitting room leads into a set of rooms that are currently in use as a bedroom, a home office with a stunning built-in desk arrangement, and a shower room. Alternatively, this suite would make a delightful ground-floor bed-and-sitting room arrangement, perhaps for an elderly relative,

Exploring Upstairs

Flexibility continues to be the watchword on the first floor. The sunny landing is a room in itself with space for a seating area looking over the garden. To either side are two suites, each with a bathroom. At the east end are two interconnecting bedrooms while on the west side is a stunning master suite comprising en-suite bathroom, a splendidly appointed dressing area, a vaulted ceiling and a huge picture window. Luxurious and spacious, bright and tranquil, this is a bedroom you'll be in no hurry to leave.

Step Outside

This is a house that is dedicated to its garden with nearly all its windows and doors giving onto this enchanting outside space. A broad terrace spans the rear of the house and gets daylong sunshine. Whether you're taking coffee out from the kitchen, or glasses of wine out from the sitting room, this terrace is sure to be well used. From it, the gaze meets nothing but lawns and mature trees and shrubs which envelop this entirely private space. Of a size to interest the serious green-fingered, upkeep is actually relatively straightforward due to the maturity of the garden, equally there is plenty of room to put your own stamp on this wonderful outdoor space.

On The Doorstep

Ufford is your quintessential pretty English village and is lucky enough to still have two pubs – The White Lion and The Ufford Crown, both serving food. Suffolk Coasts and Heaths manage a large area of natural beauty close by with many destinations, Orford Ness and Sutton Hoo being just two. World-renowned Snape Maltings concert hall, home of the Aldeburgh Festival in June as well as a year-round events schedule, is within a short drive.





























INFORMATION



How Far Is It To

Ufford is less than two miles away from Wickham Market with a supermarket and independent butchers, and only ten minutes away from the pretty town of Woodbridge on the River Deben. Ipswich is around 12 miles away, from where fast and frequent trains regularly run to London Liverpool Street in as little as one hour and eight minutes.

Directions

From Diss head east on the B1118 to Stradbroke. Continue east on the B1117 until you meet the junction of the B1116 and then turn right to head south to Hatcheston. Join the A12 and head south and join the B1438 to Ufford. Turn right onto Barrack Lane and then take a right into Lowe lane. The property is on your right.

From Woodbridge market square, turn right onto the B1079/New Street and then left at B1079/St Johns Street. Turn left at B1438/The Thoroughfare and continue to follow the road for approximately 1.5 miles (along Melton Hill, Melton Road, The Street and Yarmouth Road as you go through Melton towards the village of Ufford). As you leave Melton village and proceed up the hill take the next turning on the right into Old Church Road which later becomes Lower Road, follow the road to the end and you will find the Shincliffe on the left hand side near the T-junction.

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 - [///truly.overdrive.gear](http://truly.overdrive.gear)

Services, District Council and Tenure

Gas Central Heating (Underfloor in the Kitchen), Mains Electricity, Gas and Drainage.

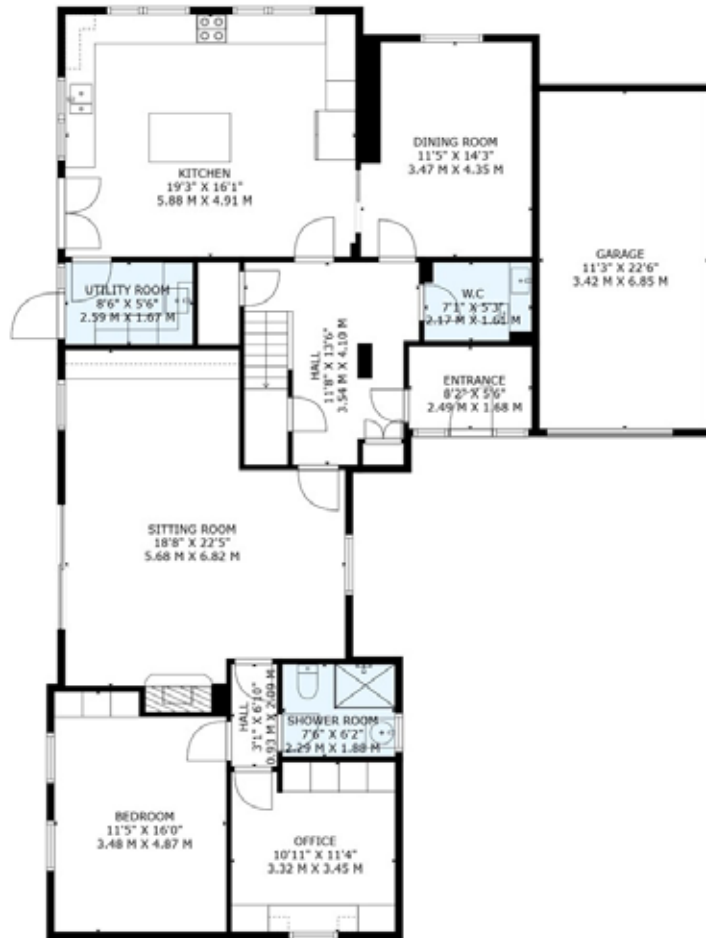
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

East Suffolk District Council - Tax Band G

Freehold



FLOOR 1



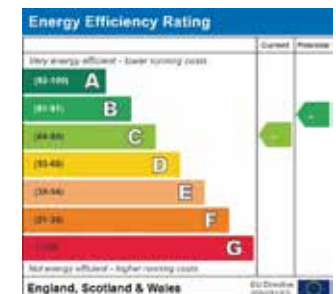
FLOOR 2

TOTAL: 2207 sq. ft, 205 m²
 FLOOR 1: 1536 sq. ft, 143 m², FLOOR 2: 671 sq. ft, 62 m²
 EXCLUDED AREAS: GARAGE: 252 sq. ft, 23 m², LOW CEILING: 228 sq. ft, 21 m², OPEN TO BELOW: 14 sq. ft, 1 m²

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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