



Tempe Field

Freehold Guide Price £1,250,000

Broomheath | Woodbridge | Suffolk | IP12 4DL

FINE & COUNTRY



Nestled in a delightful plot, is this charming four bedroomed, detached single storey family home of unique design.

Located in the highly desirable area of Broomheath, within easy walking distance of Woodbridge town centre and the river, Tempe Field benefits from good-sized accommodation throughout, gas fired central heating, double glazing, parking for several cars and double car port. Mature trees and woodland are set amongst this generous plot of approximately 1.4 acres.





Entrance Hall with unique glass brick wall, pendant light and tiled floor and glass door to

Reception Hall

A versatile room with hard flooring, pendant light and radiators. There is a large window overlooking the drive and carport.

Sitting Room

A large and bright south-west facing room. The fully glazed patio doors offer lovely views of the garden with two sets of double glazed, double windows on either side. There is a living flame gas fire with marble hearth and painted wooden surround.

Inner Hallway

With oak flooring, this inner hallway provides an airing cupboard storing the immersion heater and an additional broom cupboard. There are recessed spotlights and a radiator.

Kitchen/Breakfast Room

Comprising a sink and drainer with tap and plenty of matching painted wall and base cabinets with integrated four-ring gas hob with extractor over, built-in double oven, space for a microwave and dishwasher, breakfast bar with pendant light above, recessed spotlights and a tiled floor. A loft hatch provides access to a partially boarded loft above.

An archway provides access to the

Utility Area

With space and plumbing for washing machine and tumble drier. Part glazed door to rear garden. Worktop with tiled splash back and shelving.

Dining Room

With further pleasant views to the garden, this lovely space has bi-fold doors and plenty of useful built-in, floor-to-ceiling storage. The boiler and water softener are also housed in these cupboards. There are recessed spotlights, a radiator and hard flooring.

Study

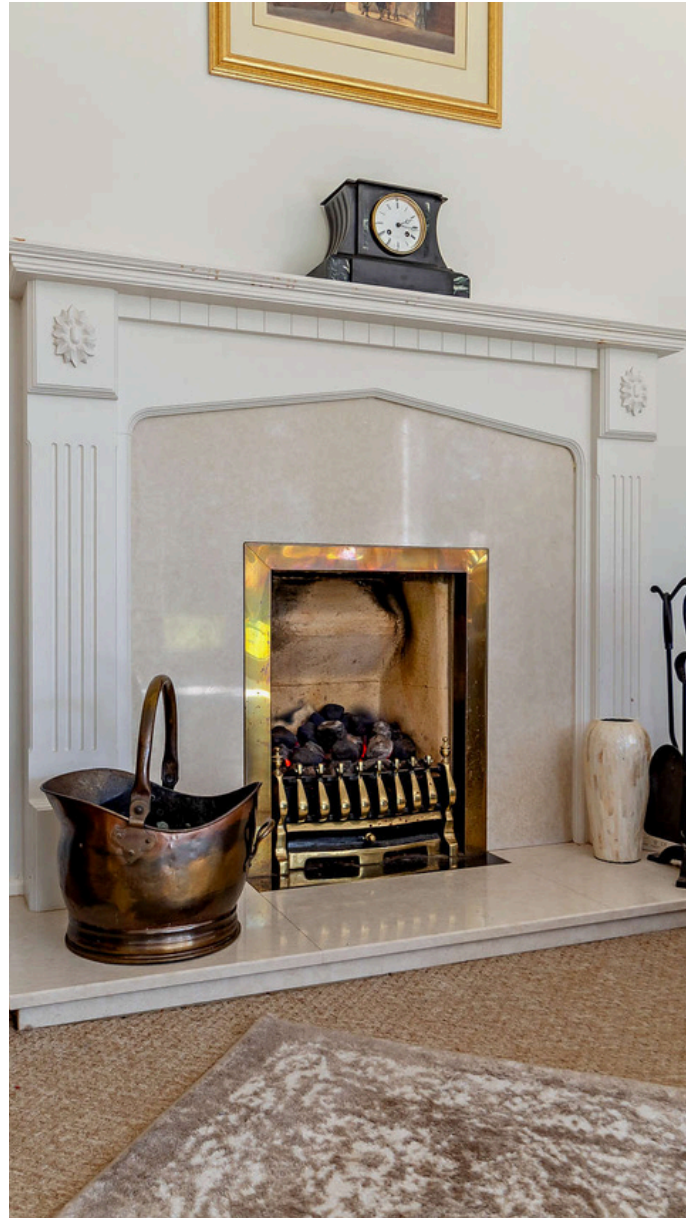
With pendant light, and continued tiled floor from kitchen. There is also a secondary loft hatch to access another smaller loft space.







BREAD





Principal Bedroom

A good-sized double with rear-facing window with pendant light and carpet laid to floor.

En Suite Shower Room

A partially tiled, large en-suite with corner shower cubicle, WC, pedestal basin, window, pendant light and heated towel rail.

Bedroom Two

A double with dual aspect windows and built-in corner cupboards, with pendant light, radiator and carpet laid to floor.

Bedroom Three

A good sized double room with dual aspect windows, built-in cupboard, pendant light and carpet laid to floor.

Bedroom Four

A double with views to the front of the garden, pendant light, radiator and carpet laid to floor. There is a recessed arch shelf with cupboard underneath.

Cloakroom

With pendant light, double glazed window with obscured glass, WC, wash hand basin, radiator, shaver socket and tiled floor.

Family Bathroom

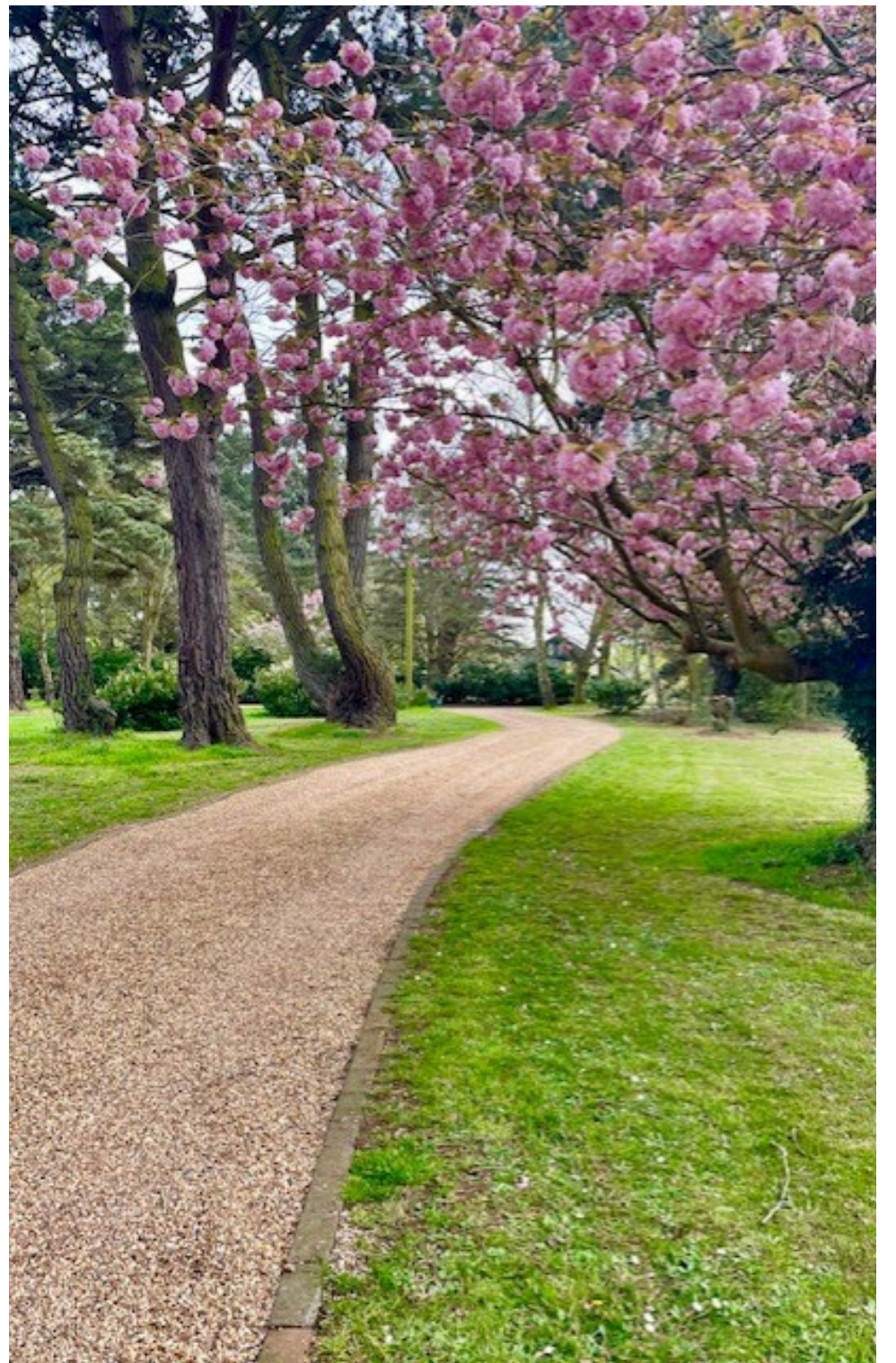
A fully tiled room with recessed spotlights, bath with side panel, electric shower overhead with folding glass screen, WC, wash hand basin and radiator. There is an obscured double glazed window.

Outside

The double Cart Lodge has an electrical supply and subject to planning, the potential for conversion into a granny annexe, studio or office.

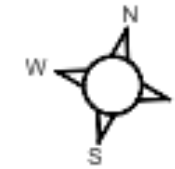
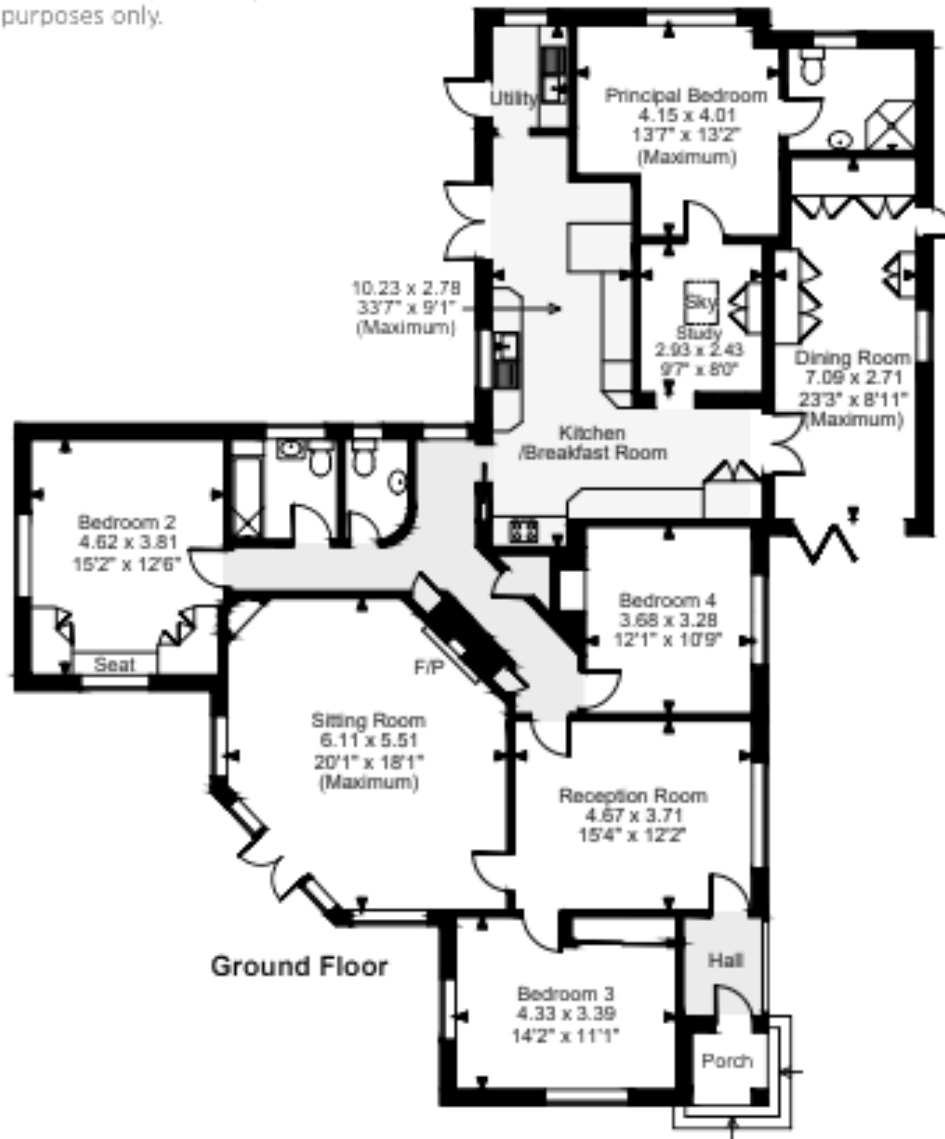
Tempe Field is set back in it's plot and sheltered from the road by mature trees providing a wonderful sense of privacy. The newly gravelled drive winds down to the property to a good sized area providing parking for several cars. The garden is mostly laid to lawn and predominantly south-facing with additional patio areas, an ornamental pond and a variety of shrubs, hedgerows and flower beds. A greenhouse lies to one side of the property with raised beds and there is a secondary shed for storage.



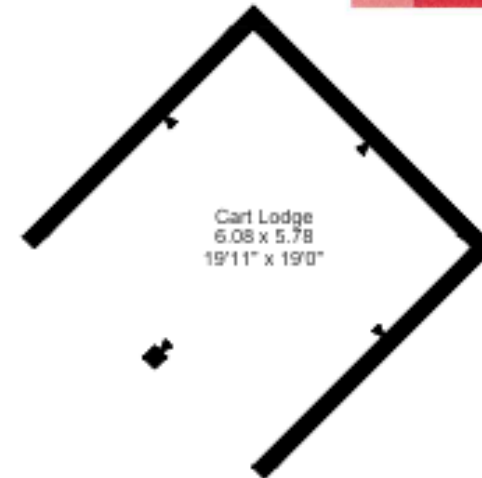


Floorplans

House internal area 2,157 sq ft (200 sq m)
 Cart Lodge internal area 378 sq ft (35 sq m)
 For identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
 Registered in England and Wales. Company reg. No. 05861438
 Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
 Copyright 2022 Fine & Country Ltd



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.



Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - G - £3,632.58 (2024/25)

What Three Words

///dolly.genius.solutions

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

Out of hours - Mark Halls MRICS FNAEA CREA
Managing Director - 07770 814748

About The Area

Woodbridge is a well served market town, steeped in history with a fine selection of shops and restaurants; it has its own theatres, swimming pool, doctors, dentists and railway station on the Ipswich-Lowestoft East Suffolk Line. Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras. Nearby schools include the highly regarded Abbey (Preparatory School) & Woodbridge School (Senior School), Woodbridge Primary School and Farlingaye High School. The County Town of Ipswich is 5 miles South-West of Woodbridge and benefits from a railway station located on the Great Eastern Main Line approximately seventy miles east of London Liverpool Street Station and a journey time of approximately one hour and ten minutes.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk IP12 1DH
01394 446 007 | woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation