



High Beeches
Ufford Place | Ufford, Woodbridge | Suffolk | IP13 6DR

FINE & COUNTRY

STYLISH AND MODERN



This thoroughly modern and supremely comfortable five-bedroom home offers exceptional flexibility of use for its next residents. Whether you have a young family or older children, or you work from home, you'll have no trouble arranging the accommodation to suit your needs. But the property really comes into its own for those who enjoy entertaining with its suite of connected reception rooms including an impressive indoor-outdoor party room.



KEY FEATURES

- Superb Detached Property
- Beautifully Improved Throughout
- Excellent Location Within Often Requested Village
- Five Generous Bedrooms
- Very Spacious Sitting Room With Wood Burner
- Great Open Plan Kitchen Breakfast Room
- Family Bathroom and Ensuite
- Superb Garden Room/Party Room
- Delightful Gardens
- Double Garage With Workshop

Unashamedly modern, and decidedly architectural, the house has impressive kerbside appeal with its striking grey, white and glass elevations. If you enjoy clean lines and a smooth contemporary look, you'll love the offer here. The other major draw will be the location – at the end of a very quiet cul-de-sac in this most sought-after village.

Step Inside

Smooth paving alongside a gabion wall leads to the main entrance. The lobby with its beautiful tiled floor opens directly to kitchen, an expansive yet warm space with light-reflecting flooring and honey coloured wood units supporting smart stone counters. This is a room firmly at the centre of things, open to both the adjacent sitting room and to the suite of bedrooms behind. It's the spot to which people will naturally gravitate and, with the large sit-up island and a wide seating space at one end, there's plenty of room for cooks, diners and loiterers to co-exist in comfort.

Entertaining

A change of level and a wide opening lead to the dining and sitting room, a wonderful space created by a recent extension. The partly pitched roof rises to a great height, enhancing the sense of space while glass doors at either end allow daylight to flood in. This is a place to be enjoyed year-round, either with doors thrown open in the summer or with the wood-burner roaring away in winter. The natural progression of hosts and guests – from kitchen to dining room to sitting room to garden – is perfectly aligned here.





KEY FEATURES

The other set of doors leads to a unique entertaining space you almost certainly won't have seen elsewhere – an outdoor party room which while appearing connected to the rest of the house is in fact entirely independent and freestanding. Canvas walls can be removed in summer, opening the room to the garden, but in colder months you can enjoy the warmth of the firepit which is vented through the roof. Necessity being the mother of invention, this versatile room was created during the need to socialise only in ventilated spaces but there's no doubt that its appeal goes far beyond the days of the pandemic. In the highly unlikely chance of your not requiring this garden room, the whole thing could be removed with relative ease.

Upstairs, Downstairs

One of the key features of this house – is the way the bedrooms are distributed. From the central kitchen, a hallway leads to four bedrooms (or three bedrooms and a study) and a bathroom. This suite of rooms will work well as bedrooms for older children, being at a slight remove to the master suite upstairs. Alternatively, by installing a kitchen in the smallest room, and a sitting room in another, you might – without a great deal of bother – also create a one-bedroom annexe for an elderly relative. A flight of stairs leads up to the master bedroom with its ensuite bathroom and private roof terrace, a lovely spot for morning coffee. Across the landing is another bedroom also with an ensuite bathroom, its proximity to the master bedroom making it ideally placed for younger children.

Outside

Gardens, or seating areas, on three sides of the house almost guarantee sunshine or a spot out of the wind with shelter (and privacy) provided by mature hedging. Gravelled paths and tidy lawns will require only basic maintenance though there's room for the horticulturalist to add their own garden stamp too. A new double garage block with separate drive also houses a studio – perfect for artists – and, at the other end, a workshop.























Yale

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INFORMATION



On The Doorstep

Desirable 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 quarter of an hour's drive.

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 less than 12 miles away, from where are fast and frequent trains which reach London Liverpool Street in as little as one hour and eight minutes.

Directions

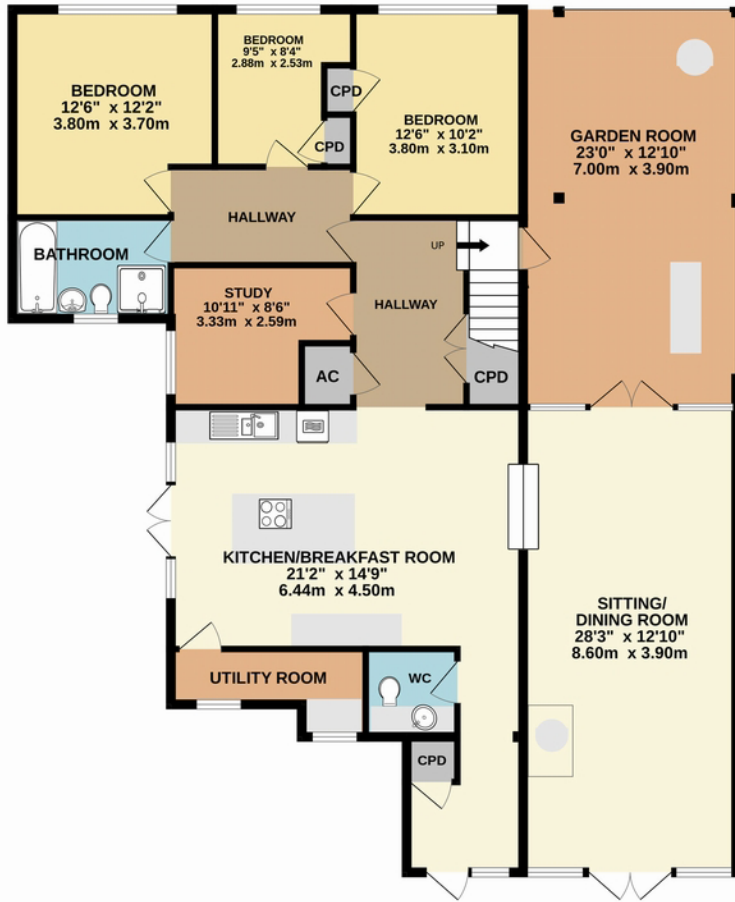
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// folks.garages.thousands

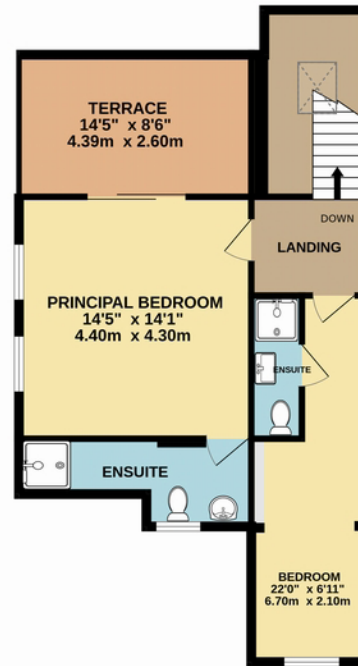
Services, District Council and Tenure

Mains Electricity, Water, Drainage. Oil Fired Central Heating.
Broadband Available – Fibre to the Property - www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
East Suffolk District Council - Tax Band F
Tenure: Freehold

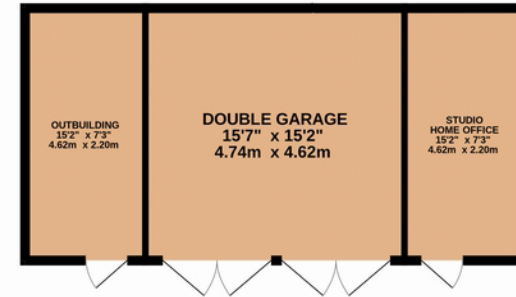
GROUND FLOOR
1798 sq.ft. (167.0 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



OUTBUILDINGS
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 2894 sq.ft. (268.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
63-80	C		
55-65	D	55 D	72 C
39-54	E		
21-38	F		
1-20	G		

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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FOUNDATION

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