



Buyeo - 2 Melton Hamlets  
Lower Street | Ufford | IP13 6DW

|  FINE & COUNTRY

# Village Character



Nestled in the heart of the sought-after village of Ufford, Buyeo is a charming character cottage offering beautifully arranged accommodation, countryside views and a wonderfully private rear garden backing onto open fields and the Lower Ufford area.



# KEY FEATURES

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- Chain Free
- Mid-terraced cottage full of character
- Open meadow views
- Meticulously maintained
- Stylish/modern wet room
- Thoughtfully zoned rear garden
- Gas central heating + Gas wood burner
- Great transport links

## Step Inside

Stepping through the entrance porch, you are welcomed into a home that immediately showcases warmth and personality. The sitting/dining room is rich in character, with exposed timber beams, double-aspect light and a striking brick fireplace housing a gas wood-burner set within a mosaic tiled surround. This inviting space offers the perfect setting for cosy evenings, while the defined dining area makes it equally suited to entertaining.

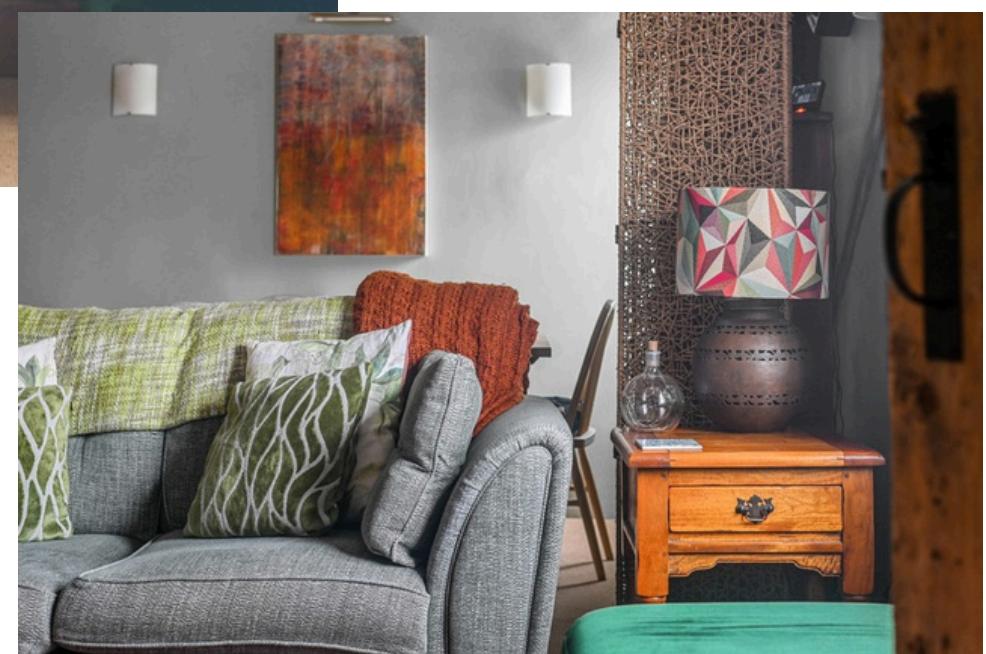
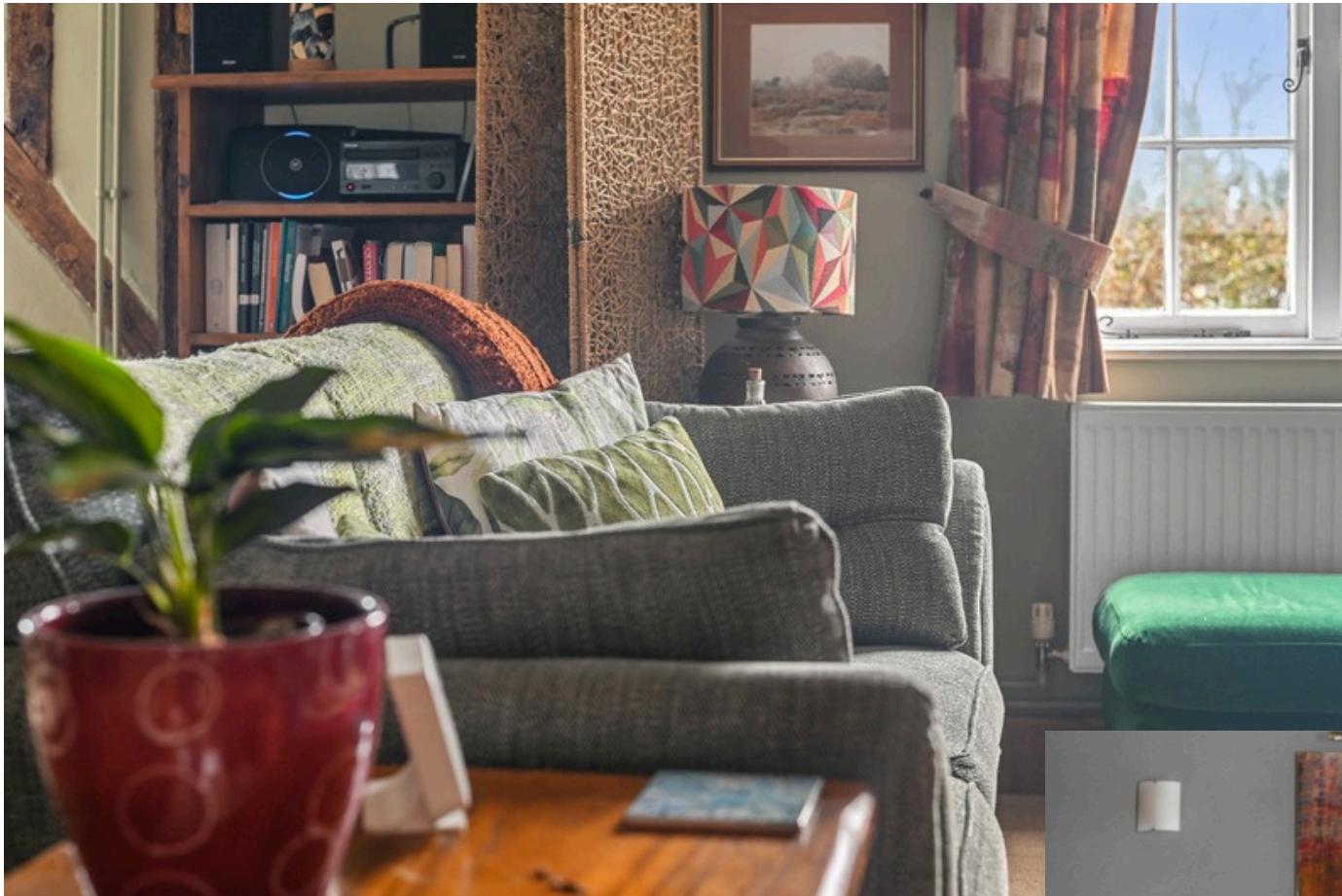
Steps with a concertina door connect seamlessly to the kitchen, thoughtfully arranged with generous work surfaces and a range of cupboards above and below. Exposed beams continue the cottage feel, while practical features include a gas hob, double oven with grill, space for washing Machine, dryer, slimline dishwasher, and a sink positioned to enjoy views over the garden.

The ground floor also benefits from a stylish wet-room style shower room, finished with modern tiling, vanity basin with storage, close-coupled WC, heated towel rail and additional wall-mounted heater. Downlighters and clever storage enhance both comfort and practicality.















# KEY FEATURES

Upstairs, the first bedroom is currently arranged as a home office and benefits from its own WC and vanity basin, along with useful loft storage. The principal bedroom is full of charm, with built-in floor to ceiling wardrobes; a cleverly hidden full length mirror can be found inside, eaves storage and delightful views across open fields towards Ufford. The elevated position provides a lovely sense of space and countryside connection.



## Step Outside

The rear garden has been carefully zoned to create distinct areas for relaxation and productivity. A paved terrace provides the perfect setting for al fresco dining, enclosed with a wicker fence for privacy. Beyond, the garden opens to views across fields, offering a peaceful and rural backdrop.

A summerhouse enjoys the outlook and is complemented by an attached shed (both with power), alongside a separate potting shed. There is also an outside water tap at either end of the garden and 2 conveniently placed water butts. Rear access is gained via a side gate at Number One.









# KEY FEATURES

## About The Area

The property sits opposite the well-regarded White Lion public house - a traditional country pub known for its relaxed atmosphere and seasonal events - adding to the village charm without compromising peace and quiet.

Ufford is one of Suffolk's most desirable villages, positioned along the River Deben and surrounded by beautiful countryside. The area is renowned for its riverside walks, sailing opportunities and scenic footpaths through woodland and farmland.

## How Far Is It To....

The property is located approximately 4 miles from Woodbridge, a historic and picturesque riverside town famed for its 12th century Tide Mill, the Anglo-Saxon burial site at Sutton Hoo and its range of independent shops and highly regarded schools, including Woodbridge School and Ofsted rated 'Outstanding' Farlingaye High School. Nestled on the River Deben, Woodbridge also offers scenic walking trails, boat trips and a delightful mix of cafés, restaurants and shops. For commuters, rail links provide convenient connections to Ipswich, London and Norwich, while road travel is equally straightforward with the A12 nearby. The town also provides easy access to some of Suffolk's coastal highlights, such as Aldeburgh, Southwold and Snape Maltings. Whether your weekends are spent exploring, relaxing or entertaining, there is always something close by to enjoy.

Just a short drive away is the traditional seaside town of Felixstowe with beach huts, pier, seafront restaurants, a beautiful Spa Pavilion on the promenade and of course the port.







# INFORMATION

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## Directions:

Head north (direction Lowestoft) on the A12. As you approach Woodbridge, continue on the A12 until you reach the 3rd roundabout. Turn right here (2nd exit) onto the A1152/Woods Lane. Drive down the hill to the junction with traffic lights. Turn left here onto the B1438. Continue through Melton, up the hill past Ufford Park Hotel, Golf & Spa. Towards the end of this road just before the 'No Entry' signs (take care here), turn right into The Avenue, Continue to the end of the road then turn right on to Barrack lane which will lead into Lower Street the cottage will be on your left hand side opposite the White Lion.

## 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...

What 3 Words Location //merge.rainy.campus

## Services, District Council and Tenure

Gas central heating

Mains Electricity, Water & Drainage

Broadband Available

Mobile Reception - varies depending on network provider

East Suffolk District Council - Band B

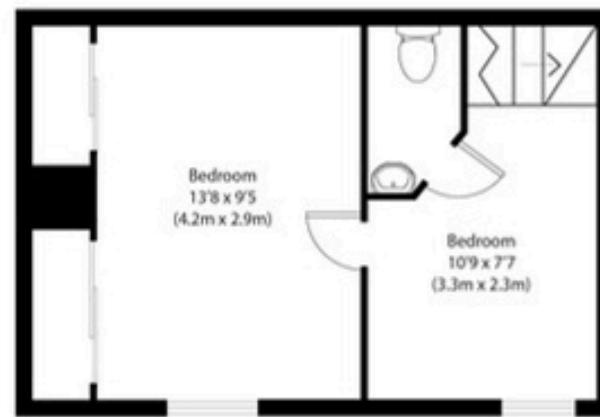
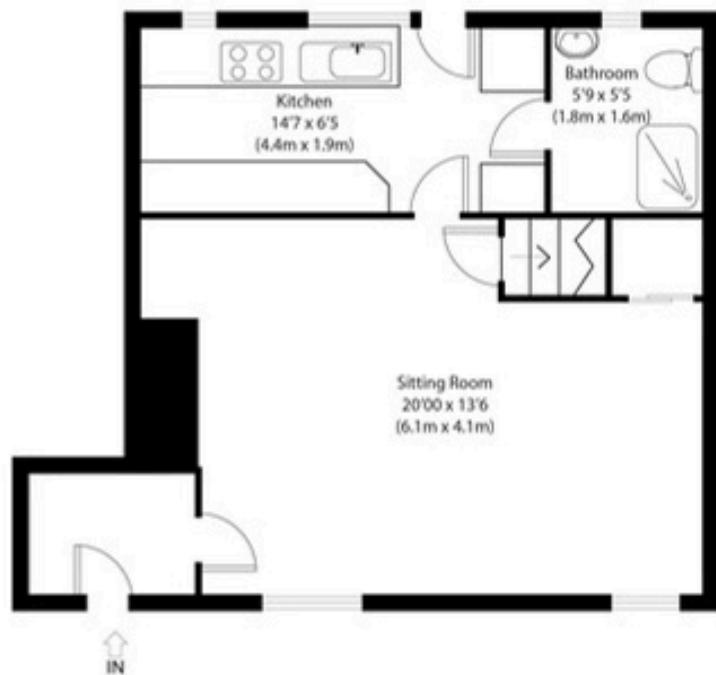
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## Approximate Gross Internal Area 710 sq ft (66 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

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