



The Gramps
Ufford Place | Woodbridge | IP13 6DR



Elevated Elegance



Tucked away at the very end of a quiet residential lane, this beautifully renovated, detached bungalow enjoys a wonderfully private and peaceful position. With no through traffic and woodland behind, the setting feels calm and secluded, yet still comfortably connected to the village around it. The property itself sits proudly on elevated ground above its integrated double garage, giving it both a sense of presence and far-reaching views across Lower Ufford.



KEY FEATURES

- Beautifully presented detached bungalow
- Elevated position above an integrated double garage with far-reaching views
- Extensively updated and impeccably improved throughout
- High-spec Howdens kitchen with composite quartz worktops
- New internal doors, carpets and radiators
- Luxury bathrooms with digital showers
- Principal bedroom with stunning en-suite and walk-in wardrobe
- Landscaped gardens extending over a quarter of an acre (STMS)
- Located on the sought-after Suffolk coast

Over the past two years the current owners have carefully upgraded the property, creating a stylish home finished with superb attention to detail and quality fixtures and fittings throughout. The improvements carried out are extensive - far more than can easily be listed - with the installation of a new kitchen, replacement internal doors and handles, new carpets and radiators, along with upgrades to the plumbing and electrics forming just some of the many enhancements made. The result is an exquisitely finished interior, thoughtfully designed and fully equipped for modern living.

Step Inside

Step through the front door and immediately notice the care and attention that has gone into this home. The entrance hall is spacious and practical, offering a welcoming first impression. An inner porch and two double fitted cupboards provide excellent storage for everyday essentials, keeping the space neat and organised from the moment you arrive.



KEY FEATURES

The property is elevated above an integrated double garage, currently used for storage and a home gym space, but could be easily adapted into a games room, hobby space, or workshop. An internal staircase provides direct access to the main house, offering a convenient second entry - perfect for stepping inside from the garage without getting caught in the rain.

Room With A View

The main reception room combines sitting and dining areas in a space that feels both welcoming and comfortably proportioned. A multi-fuel burner takes centre stage in the room, creating a cosy focal point and offering warmth and atmosphere when the evenings are cooler. A terrace at the front of the room takes full advantage of the elevated position, offering a peaceful spot to relax and take in the extensive views across Lower Ufford and the water meadows. The current owner describes it as the perfect place to enjoy a glass of wine on a warm, summer evening.

Adjoining the main living area is a generously proportioned reception room, created as part of a 2014/15 extension to the property. Bright and versatile, the triple-aspect space features windows on two sides and French doors to the rear, filling the room with natural light and providing access to a small patio area and the charming garden beyond. Currently used as an informal sitting area, it could easily serve as a fourth bedroom, dining room, study, or family room to suit a new owner's needs. Stylish shutters have been added to the front window, enhancing the privacy and character.





KEY FEATURES

The Howdens kitchen has been carefully designed and upgraded to combine style, practicality and quality. Finished in a calming “Soft Pebble” tone, the wooden cabinetry provides an abundance of storage and is complemented by sleek composite quartz worktops with matching upstands, creating a seamless, elevated finish.

Porcelain slate effect floor tiles complete the look, offering a durable and elegant foundation. Attention to detail is evident throughout, with high-quality fixtures and fittings, hidden sockets and discreet internal drawers keeping worktops clear and clutter-free. Carefully chosen handles and fittings add subtle character, while a double larder cupboard provides exceptional storage - a feature the current owner particularly values. Integrated appliances include an oven, Klarstein induction hob, dishwasher and washing machine, while a Domextra water softener and filtered tap water ensure everyday convenience.

The kitchen also enjoys lovely views over the garden, making it a bright and welcoming space for cooking, entertaining, or simply relaxing and enjoying the surroundings. The overall result is a kitchen that feels both stylish and supremely functional, ready to meet the demands of modern family life.









KEY FEATURES

Throughout the interior, additional finishing touches continue to reveal themselves - stylish replacement radiators, plantation shutters in the extension room and front bedroom and an overall sense of cohesion that comes from thoughtful updating rather than rushed renovation. Everything feels calm, comfortable and ready to enjoy.

Bed, Bath and Beyond

The principal bedroom is generous and enjoys a peaceful view of the front garden. Plantation shutters provide privacy while softly filtering the light and a newly added walk-in wardrobe offers excellent storage. A handcrafted bespoke solid oak archway and doors lead seamlessly from the bedroom into the striking ensuite shower room.

The en-suite has been completely transformed by the current owners, with the previous suite replaced by a contemporary design centered around a large 1100mm square shower tray. The drench shower, finished with both overhead and handheld fittings, is set against striking Italian wall and floor tiles, giving the space a refined, spa-like feel. Adding an innovative twist, the shower is a Mira smart system that can be controlled from your smartphone, so the water can be warming before you even reach the room!

The remaining two bedrooms are equally well presented, with the third currently used as a study. The main bathroom combines character and style and features an original 1930s bath, carefully re-enamelled for modern use. A sleek Mira shower adds everyday convenience, while Italian tiles create a refined, sophisticated finish.









KEY FEATURES

Step Outside

The outside space is just as immaculately curated as the interior. The plot extends to just over a quarter of an acre (STMS), providing generous, mature gardens that wrap around the property and create a wonderful sense of openness.

Being elevated above the surrounding area allows the property to enjoy far-reaching views from the front terrace. The rear garden faces west, ensuring it enjoys plenty of afternoon and evening sunshine. Mature planting adds colour and structure throughout the seasons, while a row of established espalier fruit trees (apple and pear) provides interest and productivity. The garden is also home to raspberry bushes, a peach tree and a variety of shrubs and flowering plants.

As the owner explains, “the garden really comes to life when everything is in bloom and the beds are bursting with colour.” Beyond the garden boundary, parish council-owned woodland provides a peaceful, natural backdrop, keeping the setting wonderfully green and tranquil. The woodland also offers abundant opportunities for walks, wildlife spotting and outdoor enjoyment. Just beyond lies the local golf course, with a circular route of approximately five kilometres looping around it - ideal for runners, dog walkers, or anyone looking to enjoy the fresh Suffolk air.









KEY FEATURES

About The Area

Surrounded by beautiful countryside yet within easy reach of nearby towns, Ufford offers a relaxed pace of life alongside a genuine sense of community. Two excellent village pubs sit within comfortable walking distance of the property - ideal for a relaxed evening drink or a spontaneous Sunday lunch. There are numerous walking routes through the surrounding countryside, many of which pass through water meadows, open countryside and neighbouring villages. For anyone who enjoys outdoor living, the location is particularly rewarding. The history of the area adds another layer of interest. This part of the village once formed part of a much larger country estate. The original house, long since demolished, was even commandeered by American forces during the Second World War. Today the legacy of that estate can still be glimpsed in the mature landscape and impressive brick entrance walls that mark the approach to the lane.

How Far Is It To....

Despite its peaceful position, the property is well placed for nearby amenities. The popular riverside town of Woodbridge lies just 3.6 miles away, offering an excellent range of independent shops, cafés, restaurants and a weekly market, alongside its picturesque waterfront. Even closer is Wickham Market, only 1.9 miles away, with everyday conveniences including shops, pubs, and a railway station serving Ipswich and Lowestoft. Ipswich is approximately 12 miles away, offering mainline services to London Liverpool Street in around an hour, while the nearby A12 provides straightforward road links. The Suffolk coast is also within easy reach, with Aldeburgh, Thorpeness, and Orford accessible for day trips - whether walking along shingle beaches, enjoying fresh seafood, or exploring historic castles and nature reserves.







INFORMATION



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 ///pounce.beak.stunner

Services, District Council and Tenure

Mains electricity, water and drainage

Gas central heating

Solar heating for water

Broadband - fibre to the premises - ultrafast available

Mobile phone reception: average/good

Please see www.ofcom.org.uk to check

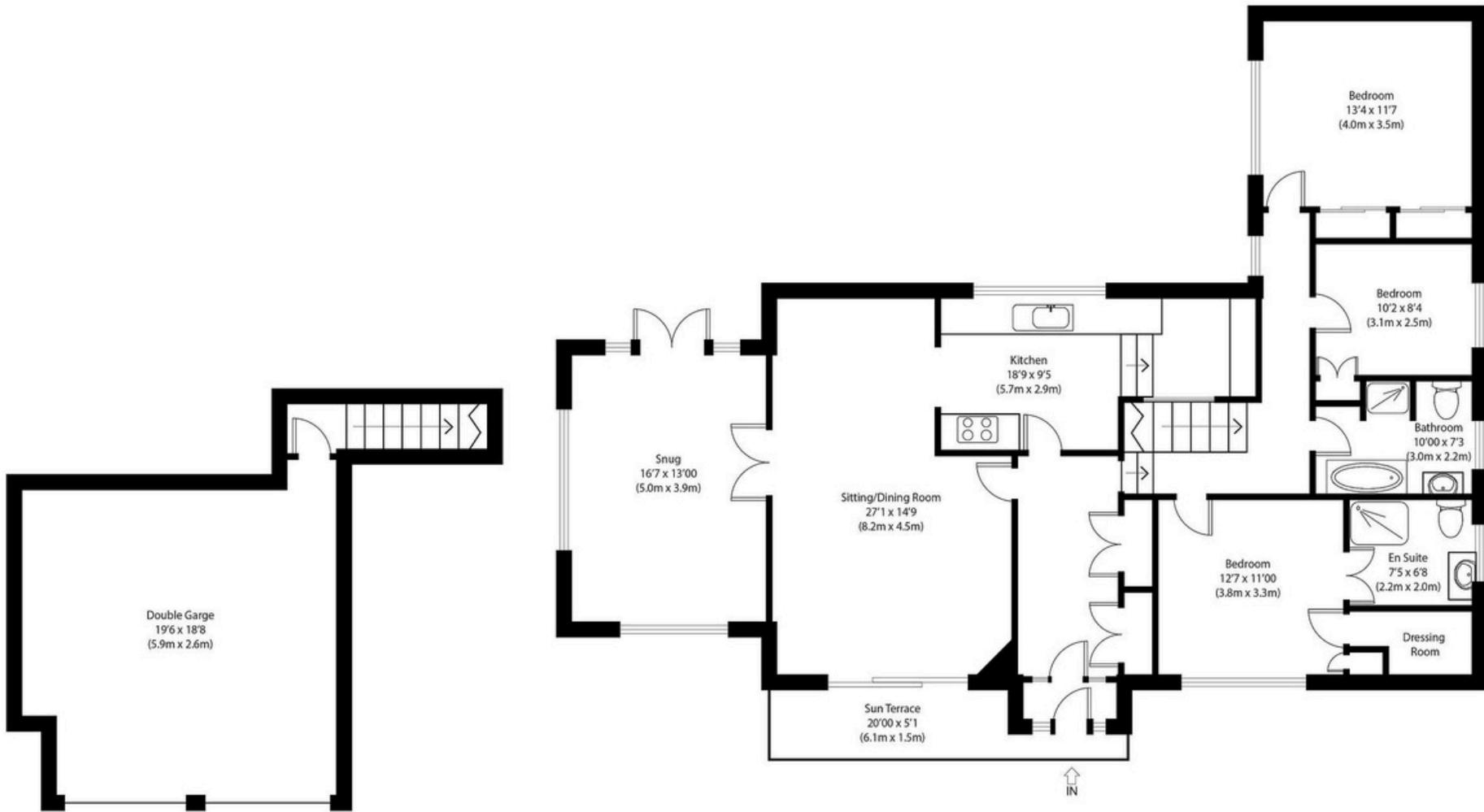
East Suffolk District Council - Band F

Tenure: Freehold

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd. NOTE all images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without permission






Approximate Gross Internal Area
2095 sq ft (Including Garage) (195 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.photosgroup.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
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.



FLAT WHITE
Espresso
Milk
Cappuccino
Espresso
Milk
Latte
Espresso
Milk
Cafe au Lait
Espresso
Milk
Cold Brew & Cold Foam
Hot Cocoa

ACCESSORY STORAGE
Single/Double Basket
Ladle Basket
Cleaning Brush
Cleaning Disc

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



For more information or to book a viewing please contact:

Michael Warren | Licensed Property Partner

E: Michael.Warren@fineandcountry.com

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office

3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

