

*A beautifully presented property, that has recently been completely refurbished and extended, occupying a delightful rural location on the outskirts of Woodbridge.*

Guide Price  
£1,050,000 Freehold  
Ref: P7510/J

Seckford Rise  
Seckford Hall Road  
Great Bealings  
Woodbridge  
Suffolk IP13 6NT



Entrance hall, 25' x 20' open plan kitchen, dining and sitting room, second sitting room, boot/utility room and cloakroom.  
Principal bedroom with dressing room and en-suite bathroom.  
Two further double bedrooms with en-suite shower rooms.  
Garage, carport and additional WC.  
Generous driveway.  
Landscaped gardens and grounds of 0.74 acres (0.3 hectares).

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Seckford Rise will be found in a rural location along Seckford Hall Road, a short distance to the west of the historic market town of Woodbridge and on the eastern outskirts of the desirable village of Great Bealings. Opposite the property is Seckford Hall Golf Club; a well regarded club that was founded in 1991 and offers an 18 hole course that was voted England Golf Club of the Year 2023. Seckford Hall Hotel and Spa, which is an award winning hotel, is also nearby.

The property is located conveniently for access to the market town of Woodbridge (2 miles) and also Suffolk's county town, Ipswich (7 miles). Woodbridge has recently been named as the 'happiest place to live in Great Britain' by Rightmove, and is probably best known for its outstanding riverside setting. The town also offers a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford, Aldeburgh, Thorpeness and Southwold are also within a short driving distance.

## Description

Seckford Rise is a beautifully presented property that occupies an enviable position surrounded by open countryside, a short distance to the west of the popular market town of Woodbridge.

The property has recently been transformed from what was a traditional bungalow, that we understand originally served the wider farming estate, into a very impressive new home. Part of the renovation works included the extension of the property to the rear to create a stunning, open plan and multi-functional kitchen, dining and sitting room with vaulted ceiling and almost fully glazed rear gable that overlooks the landscaped gardens and grounds at the rear, together with the surrounding open countryside. Other works included the complete replacement of the roof covering with slate tiles, replacement of all the windows and doors, installation of new heating and hot water systems, a CCTV and security system, new electrical installation as well as impressive new kitchen and en-suite facilities. A car port and secure garage was also added together with the landscaping of the gardens and grounds.

The highly specified accommodation now extends to just over 2,000 sq ft (190 sqm) in all and comprises a spacious entrance hall for receiving guests, the aforementioned open plan kitchen, dining and sitting room, a second sitting room and spacious boot/utility room. There is also the principal bedroom with dressing room and en-suite bathroom as well as two further double bedrooms with en-suite shower rooms.

The gardens and grounds extend to nearly three quarters of an acre (0.3 hectare) with a generous driveway to the front and side of the property, together with substantial Indian sandstone patio areas at the rear beyond which is the landscaped garden that overlooks the adjoining open agricultural land.















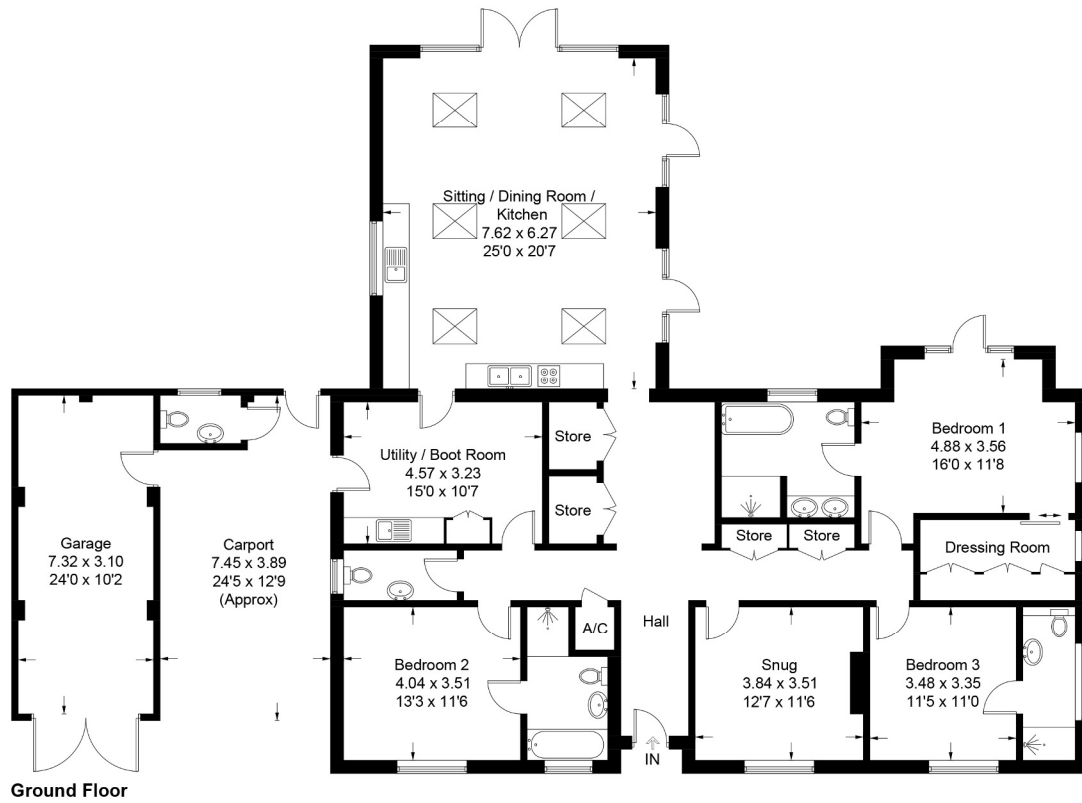






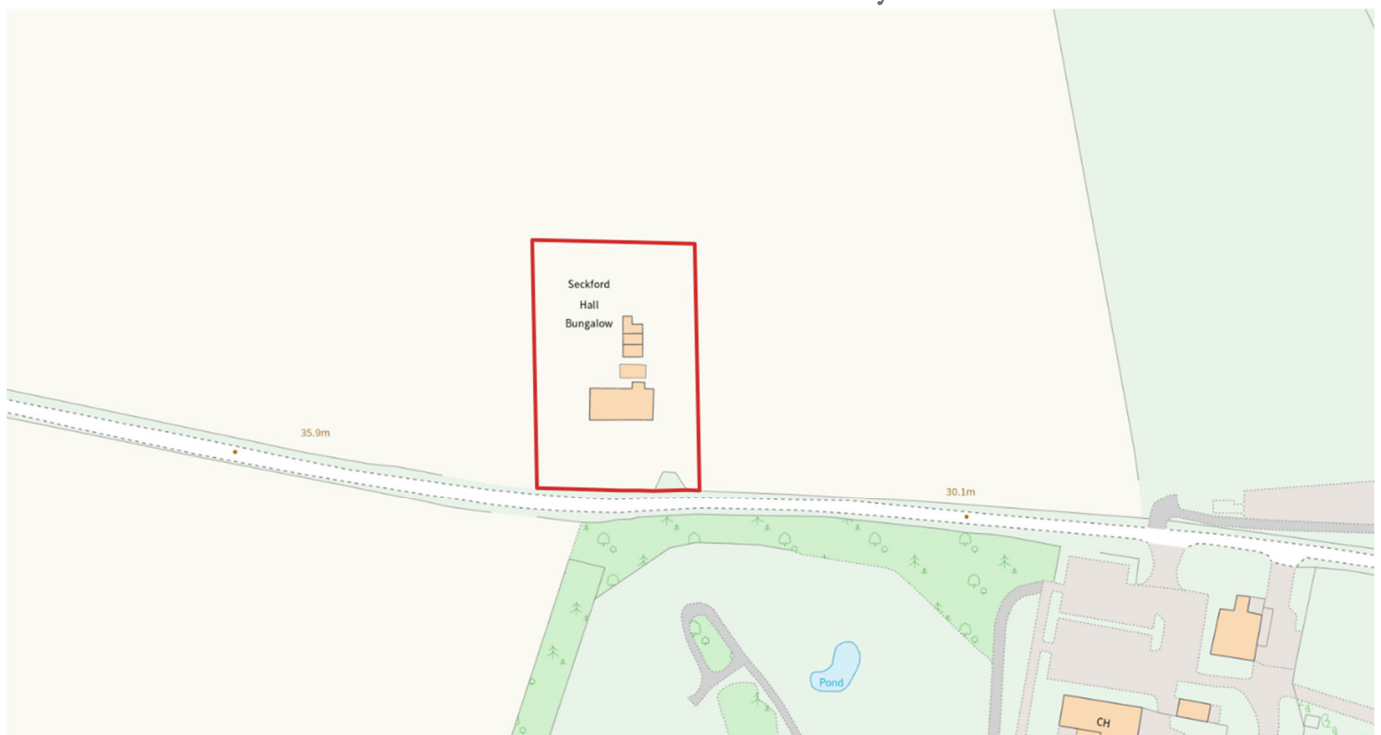
## Seckford Rise, Great Bealings

Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft  
 Garage / WC = 24.8 sq m / 267 sq ft  
 Total = 215.7 sq m / 2322 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
 Produced for Clarke and Simpson

## Site Plan - Indicative Only











*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage system. Oil fired boiler serving the central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D

*Council Tax* Band E; £2,558.86 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*February 2025*



## Directions

Proceeding towards Woodbridge from the South on the A12 via the Martlesham by-pass, at the roundabout to the south of Woodbridge take the left exit. Continue on the A12 for approximately 400 metres and take the first turning on the left into Sackford Hall Road. Continue for approximately 600 metres where the property will be found on the right hand side.

For those using the What3Words app: [///stalemate.walnuts.vision](https://www.what3words.com/stalemate.walnuts.vision)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.