

*A well maintained and presented four bedroom detached house in the sought after village of Ufford, a short drive from the market town of Woodbridge and the Heritage Coast at Shingle Street and Orford.*

Guide Price  
£495,000 Freehold  
Ref: P7141/B

Rowan House  
46 High Street  
Ufford  
Woodbridge  
Suffolk  
IP13 6EQ



Entrance porch, entrance hall, sitting room, kitchen/dining room, office, cloakroom.

Master bedroom with en-suite shower room, three further good sized bedrooms and family bathroom.

Single garage to rear. Two off-road parking spaces.

Landscaped gardens to front and rear.

#### 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

Rowan House will be found close to the centre of Ufford and set along the High Street, with rear access and parking in Crownfields. Ufford is a desirable village with a highly regarded pub and restaurant, The Crown, which is within easy walking distance. There is a further excellent public house in Lower Ufford, The White Lion, whilst the Ufford Park Hotel, Golf Club and Spa is only a mile away.

Woodbridge, just two and a half miles away, is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit 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 and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

## Description

Rowan House was constructed in the mid 1990s and has been in the same ownership since. It is a well designed four bedroom detached family house located in the popular village of Ufford with colour washed and rendered elevations under a pitched tiled roof offering exceptionally well maintained and classically presented accommodation over two storeys. The accommodation comprises a reception hall, downstairs cloakroom, dual aspect sitting room and large kitchen/dining room overlooking the gardens to front and rear, an office with views to rear, principal bedroom with en-suite shower room and three further good sized bedrooms served by a family bathroom. The property benefits from gas fired central heating throughout and modern UPVC double glazed windows and doors.

One of the property's many highlights are the JJ Designs landscaped gardens that sit to the front and rear which have been cleverly designed. The front has been designed to be low maintenance and private and the rear with raised paved terrace area, a feature, well-stocked pond and a summer house overlooking the gardens which are mainly laid to lawn with established and well stocked flower and shrub borders. There is a pathway that circumnavigates the garden and leads to the gated rear access and through a personnel door to the garage. The gardens are deceptively secluded, offering a great deal of privacy and are enclosed predominantly by close boarded fencing with a brick wall to the rear.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door leads to the entrance porch with window to side and an array of coat hooks. A glass panelled door leads to the

### *Entrance Hall*

A good sized hall with open tread stairs to first floor landing and understairs storage. Doors off to

### *Cloakroom*

With corner wash hand basin with taps over and tiled splashback, close coupled WC with cupboard above. Extractor fan.

A further door from the entrance hall leads to the dual aspect

### *Sitting Room* 23'0 x 12'0 (7.01m x 3.66m)

With windows to front overlooking the garden and French doors to the rear which open onto a paved terrace. The room is exceptionally light with wall mounted radiators and a feature Living Flame gas fireplace (currently capped off) on marble surround and hearth with wooden mantel over.





Glazed panel door from the entrance hall leads to the

*Kitchen/Dining Room* Kitchen 11'0 x 10'0 (3.35m x 3.05m); Dining Room 11'7 x 10'0 (3.53m x 3.05m)  
The dining room has views over the front garden, with wall mounted radiators, ceramic tiled floors and wall mounted lights. There is an archway that leads through to the kitchen with window to the rear and matching range of wall, base and display units with one and a half bowl single drainer sink unit with mixer tap over, tiled splashbacks and drinking water tap. Space and plumbing for dishwasher. Four ring electric hob with extractor hood over and high level oven and grill to side. Space for fridge freezer and stable door to rear.





From the entrance hall there is also a glazed door to the

*Office* 7'5 x 10'0 (2.26m x 3.05m)

Window to rear, wall mounted radiator and Orwell's fitted desk and shelving units in oak.

Stairs from the reception hall rise to the

## **First Floor**

### *Landing*

With access to loft, wall mounted radiator and airing cupboard with pre-lagged water cylinder, slatted shelving and hanging rail. Doors from the landing to

*Principal Bedroom* 12'0 x 12'0 (3.66m x 3.66m)

With window to front, wall mounted radiator, range of fitted wardrobes with hanging rails and shelving and cupboards above. Door to





### *En-suite Shower Room*

A good sized en-suite with large double tray shower cubicle with glass door and electric shower over with tiled surround. Vanity basin with mixer tap over and cupboards under with mirror with concealed lighting above and shaver point. Hidden cistern WC with cupboards to side and shelf above. Chrome heated towel radiator. Recessed lights and obscure window to front.

### *Bedroom Two* 11'8 x 10'2 (3.56m x 3.10m)

With window to front. Wall mounted radiator. A good sized double bedroom.



### *Bedroom Three* 12'0 x 9'0 (3.66m x 2.74m)

A further double bedroom with window to rear and wall mounted radiator.

### *Bedroom Four* 11'0 x 10'0 (3.35m x 3.05m)

A good sized single room with window to rear and fitted wardrobes with hanging rail, shelf above and open shelving to side.



### *Family Bathroom*

A good sized bathroom with window to rear. Panel bath with taps over and tiled surround. Space and plumbing for washing machine with shelf above. Close coupled WC and pedestal hand wash basin with tiled splashback. Shaver point to side and mirror above. Recessed lighting. Wall mounted radiator.



## Outside

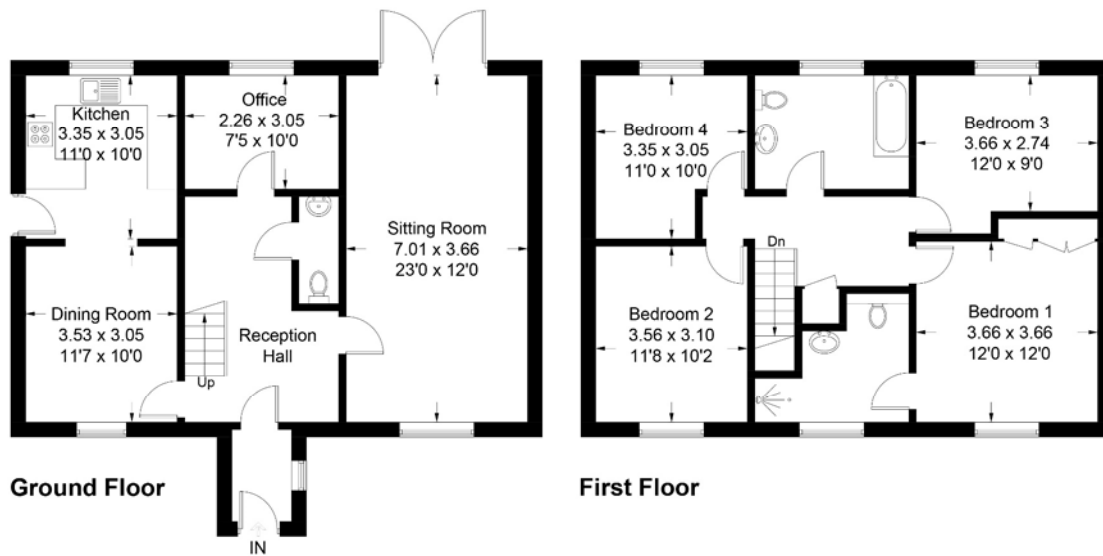
The landscaped garden to the front is approached from a pathway that steps down to the front door with raised beds and seating areas either side. These areas have been cleverly designed and planted with an eclectic mix of cottage style garden flowers and shrubs. There is a pathway that circumnavigates the garden to the rear. A gated access opens to the enclosed rear garden which includes a raised paved terrace area, a well stocked feature pond and a summer house at the very rear overlooking the gardens which are mainly laid to lawn with established and well stocked flower and shrub borders. There is also an outside tap.

There is a further gated access to the parking area with two parking spaces in front of a single detached garage with up-and-over door, personnel door to side and window to rear. There is exterior lighting.



## Rowan House, Ufford

Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft



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

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**EPC** Rating = C

**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>

**Council Tax** Band E; £2,680.61 payable per annum 2025/2026

**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 photographs were taken in June 2023 when the property was furnished.
4. The vendor is closely related to a member of Clarke & Simpson's staff.

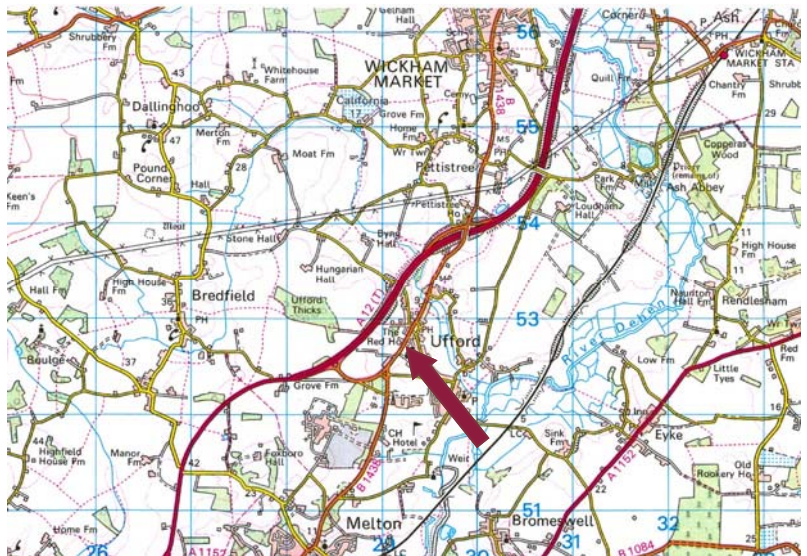
**March 2025**



## Directions

Approaching Ufford from the direction of Wickham Market continue out of Wickham Market on the B1438, passing through Pettistree and continuing into Ufford, take the left hand turn into Crownfields. The garage and parking for Rowan House (no. 46) can be found a short way down on the right; it is easier to park here and enter the property from the rear.

For those using the What3Words app:  
[///zips.playful.octagonal](https://www.what3words.com/zip/zips.playful.octagonal)



Need to sell or buy furniture?

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