

A well presented, three double bedroom, extended house of over 2,000 sq ft, with delightful landscaped rear garden, set along Byng Hall Road in Ufford.

Guide Price
£610,000 Freehold
Ref: P7279/J

Meadow Cottage
Byng Hall Road
Ufford
Woodbridge
Suffolk IP13 6EJ



Entrance hall, 20' sitting room, dining room, 23' kitchen/breakfast room, 18' conservatory, study, utility room and cloakroom.

Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, additional double bedroom and family bathroom.

Driveway and integral single garage.

West-facing terraced garden with summerhouse.

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Location

Meadow Cottage will be found along Byng Hall Road, a quiet country lane close to the centre of the popular and desirable village of Ufford. Ufford itself has a highly regarded pub and restaurant, The Crown, which is within easy walking distance. There is a further good public house in Lower Ufford, The White Lion, whilst the Ufford Park Hotel, Golf Club and Spa is only a mile away. The historic market town of Woodbridge lies within about 3 miles to the south and is best known for its outstanding riverside setting. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. There is also a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour. There is a further railway station at the neighbouring village of Melton, and also at Campsea Ashe, 4 miles, both with interconnecting trains to Ipswich. The well served village of Wickham Market is 2 miles to the north and offers a Co-operative supermarket, a selection of shops, cafes and eateries, a dentists, doctors and primary school. The Heritage Coast is within easy reach including the popular centres of Orford, Aldeburgh and Southwold. The County Town of Ipswich lies about 10 miles to the south-west.

Description

Meadow Cottage was built in the early 2000s, with extensions carried out in 2005 and 2007, and comprises a well presented and spacious three double bedroom house with large, west-facing, landscaped garden at the rear. In all, the accommodation extends to approximately 2,000 sq ft and comprises a spacious entrance hall, a 20' sitting room that links through to the dining room, and an 18' conservatory, which also links with the 23' kitchen/breakfast room. There is also a study, utility room and cloakroom on the ground floor. On the first floor is a galleried style landing from where doors lead off to the master bedroom suite which comprises a spacious double bedroom, a dressing room with range of fitted wardrobe cupboards and en-suite shower room. In addition, there is a guest bedroom with en-suite bathroom and an additional double bedroom and family bathroom.

Outside there is a block paved driveway to the front of the property that is sufficiently large enough for the parking of three to four vehicles, an integral single garage, together with a terraced landscaped garden at the rear, that enjoys the sun throughout the day.

The Accommodation

The House

Ground Floor

A part glazed UPVC front door with side light set beneath a covered porch opens into the

Entrance Hall

A spacious, part double height area for receiving guests with an oak staircase rising to the First Floor. Useful understairs storage area. Wooden boarded floor. Doors off to



Sitting Room 20'9 x 12'5 (6.32m x 3.78m)

A generous reception room with window on the front elevation overlooking the driveway and garden, together with glazed sliding doors linking through to the Dining Room. The focal point of the room is the contemporary gas fireplace. Wooden boarded floor, radiators, TV point and doors opening into the



Dining Room 11' x 10'11 (3.35m x 3.33m)

A light room with fully glazed sliding doors that open onto the rear terrace and garden. Matching wooden boarded floor, radiator and set of glazed French doors opening into the Conservatory.



Returning to the Entrance Hall, further doors provide access to

Study 8'3 x 8' 9 (2.51m x 2.44m)

A useful additional room with views of the terraced garden via the Conservatory. Wooden boarded floor and radiator.

Cloakroom

With WC with concealed cistern, wall mounted wash basin with mixer tap, radiator, tiled flooring and extractor fan.

Kitchen/Breakfast Room 23'4 x 9'8 (7.11m x 2.95m)

A light room with large window on the front elevation overlooking the driveway together with fully glazed French doors gaining light from the Conservatory. Well fitted with excellent range of cupboard and drawer units with granite and wood worksurfaces over incorporating a Franke stainless steel sink with mixer tap and carved drainer to the side. Rangemaster cooker with induction hob and light and extractor hood over. Recess and plumbing for dishwasher. Recess for upright fridge freezer. Spotlighting, tiled flooring, radiators, telephone point and French doors opening into the



Conservatory 18' x 8'6 (5.49m x 2.59m)

A fantastic addition to the house, that can act as an additional reception room. Almost fully glazed and making the most of the views of the delightful rear garden and terraced patio areas. Sliding glazed doors providing access, radiator and tiled flooring to match the Kitchen/Breakfast Room.



A door from the Kitchen/Breakfast Room opens into the

Utility Room 8'6 x 6'3 (2.59m x 1.9m)

With window providing views of the rear garden and further range of fitted cupboard units with granite effect worksurface over incorporating a circular stainless steel sink with mixer tap. Recess and plumbing connections for a washing machine and tumble dryer. Part glazed door providing access to the garden, tiled flooring, radiator and door to the Integral Garage.

Stairs from the Entrance Hall rise to the

First Floor

Landing

Galleried in style and with window providing views of the driveway and Byng Hall Road. Wooden boarded floor, radiator, access to roof space and doors off to

Bedroom One 13'10 x 10' (4.22m x 3.05m)

A light and spacious principal bedroom with window on the rear elevation overlooking the garden. Wooden boarded floor, radiator, TV point and opening through to the

Dressing Room 13'10 x 8'6 (4.22m x 2.59m)

With window providing views to the rear, extensive range of fitted wardrobe cupboards, wooden boarded floor, radiator, door to **Airing Cupboard** and second door to

En-suite Shower Room

Well fitted with suite comprising a large shower enclosure together with twin mounted wash basins with storage cupboards under, WC with concealed cistern and further range of cupboard and drawers. Tiled flooring. Heated towel rail, downlighters, shaver socket, extractor fan and dormer window with obscured glazing providing a good amount of light.



Returning to the Landing further doors provide access to

Bathroom

With suite comprising panelled bath with spa jets in tiled surround with separate mixer shower over, mounted wash basin with storage cupboards under, and WC with concealed cistern. Tiled flooring, radiator, downlighters and extractor fan. Dormer window with obscured glazing providing a good amount of light.



Bedroom Two 13'7 x 12'8 (4.14m x 3.86m)

A generous double bedroom that enjoys views of the rear garden and beyond. Range of fitted wardrobe cupboards and matching drawer set. Wooden boarded floor. Radiator, TV point and door to



En-suite Bathroom

A spacious en-suite bathroom with large corner bath with mixer tap in tiled surround, separate shower enclosure, mounted wash basin with storage cupboards and drawers under and WC with concealed cistern. Tiled flooring, heated towel rail, downlighters, extractor fan and strip light with shaver socket.

Bedroom Three 12'6 x 10'3 (3.81m x 3.12m)

Another good sized double bedroom with dormer window on the front elevation with views towards the woods opposite. Wooden boarded floor. Radiator and TV point.



Outside

Meadow Cottage is set well back from Byng Hall Road and approached via a block paved driveway that is sufficiently large enough for three to four vehicles. This leads to the integral garage, approximately 16'7 x 9' (5.05m x 2.74m), with side hung double doors, power and light connected and personnel door to the Utility Room. The front driveway is partly enclosed within mature hedging and includes a well stocked border that contains a maturing magnolia tree together with a number of flowers and shrubs.

A gateway beside Meadow Cottage opens onto a pathway that leads through to the rear garden. Facing due west, the rear garden enjoys the sun throughout the day. This area has been landscaped with a stepped paved terrace area immediately adjoining the rear of the property, which can be accessed from the Dining Room, Conservatory and Utility Room. Beyond the terrace is the garden, which comprises meandering pathways set amongst well stocked borders that contain a wide variety of spring bulbs, flowers, shrubs and trees, together with an ornamental pond and pergola supporting a mature rose, honeysuckle and vine. To the very rear of the garden are a number of raised beds together with maturing fruit trees and a summerhouse that provides useful storage.

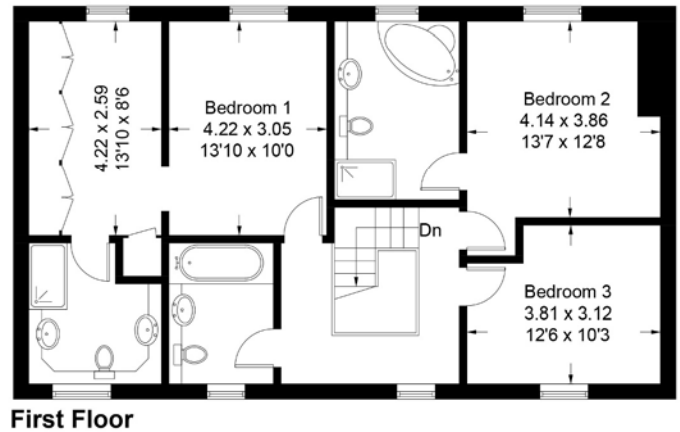
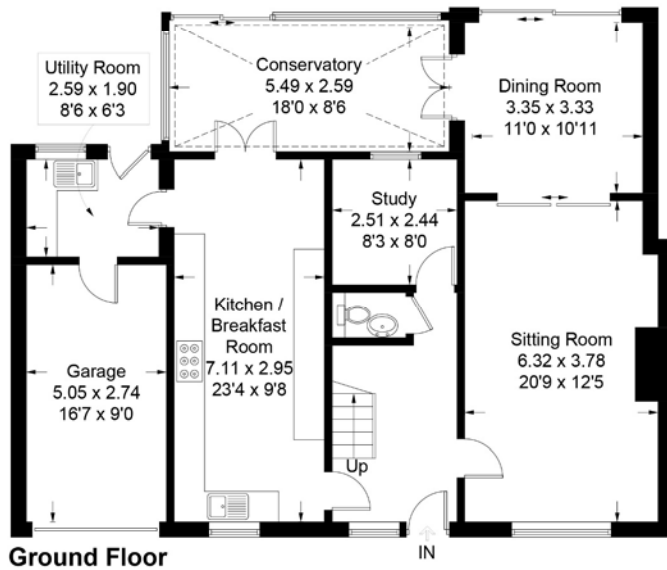






Meadow Cottage, Ufford

Approximate Gross Internal Area = 201.6 sq m / 2170 sq ft
(Including Garage)



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage connected. Gas fired boiler serving the central heating and hot water systems.

Broadband The vendors advise that full fibre internet is connected to the property providing up to 1000 mbs. 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 C (full report available from the agent).

Council Tax Band E; £2,440.24 payable per annum 2023/2024.

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.

March 2024



Directions

Heading south on the A12, take the slip road signposted to Ufford and Melton (the B1438). Continue along this road into the village of Ufford, passing The Crown public house on your right. Take the next left turning into Byng Hall Road. Continue along this road and the shared entrance to Meadow Cottage will be found on the left hand side.

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