



Tempe Field, Broomheath, Woodbridge, Suffolk

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Tempe Field Broomheath, Woodbridge, Suffolk IP12 4DL

A charming four-bedroom single storey residence positioned in this sought after turning, under a mile from Woodbridge and the River Deben.

River Deben 0.6 miles, Woodbridge town centre 0.9 miles, Woodbridge station 0.9 miles (1 hour 30 minutes to London Liverpool Street via Ipswich), A12 0.9 miles, Ipswich town centre 6.7 miles

Sitting room | Reception room | Study | Dining room | Kitchen/breakfast room | Cloakroom
Utility | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom
Cart lodge | Ample driveway parking
Woodland gardens | EPC Rating D
In all 1.41 acres.

The property

Positioned in what is arguably one of Suffolk's most desirable postcodes, with its mature wooded lane that leads down to the River Deben, yet under a mile to Woodbridge high street, Tempe Field is a light and airy single storey residence. The property offers attractive and flexible accommodation with beautiful mature gardens and grounds; though much like many other properties within the road, buyers might wish to explore its full potential subject to the necessary consents.

Presently the property is laid out as four bedrooms and three receptions rooms, all of which have plenty of natural light and centre around either the inner hall or the kitchen/breakfast room which is certainly the hub of this home. Being single storey, much of

the accommodation can be used in a variety of ways, giving more entertaining space or bedrooms subject to the requirement, and of particular note the gardens can be accessed or viewed from every aspect. There is also a study, utility room, two bathrooms and a cloakroom.

Outside

The property is set back within its beautiful woodland like gardens, where the mature trees provide a sense of privacy. The gravel driveway weaves its way through the gardens leading to a parking area at the front of the house and access to the detached double cart lodge. Much of the gardens are lawned and mainly south-facing with patio areas and terraces for seating, an ornamental pond and a variety of shrubs, hedgerow and flower beds. There is also a greenhouse and a vegetable garden with raised beds.

Location

Tempe Field is set in a very desirable position on a quiet residential lane that leads down to the River Deben, less than a mile from the town centre of Woodbridge. Located on the fringes of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, the vibrant market town of Woodbridge offers an excellent array of day-to-day amenities including a wide range of independent and High Street shops, boutiques, galleries, hotels and public houses together with leisure facilities including a museum, cinema and theatre, skate park, sports centre, swimming pool, golf course and marina. Most notable is the train station. The surrounding Deben Valley provides further recreational facilities; countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses at Ufford, Aldeburgh and Thorpeness. There are a number of excellent local schools in both the state and independent sectors. Communications links are excellent: the nearby A12 offers easy access to the A14 and national motorway network as well as to Ipswich and the wider Suffolk area. For those wanting a more regular train service, Ipswich has a mainline railway station to London Liverpool Street.





Floorplans

House internal area 2,157 sq ft (200 sq m)
Cart Lodge internal area 378 sq ft (35 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

Take the A12 heading north. At the next roundabout, take the second exit onto the B1438/Ipswich Road and take the first exit at the roundabout. Turn right onto Sandy Lane and then left onto Broomheath. The entrance to the property will be immediately on the left-hand side.

General

Local Authority: East Suffolk Council

Services: Gas fired central heating, all other mains are connected.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Suffolk

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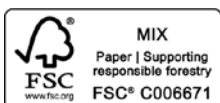
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