

The Old Rectory, Clopton  
Suffolk



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& Parker

Land and property. Since 1885.



6,041 sq ft (561 sq m) | Grade II listed | 7 bedrooms | 5 reception rooms  
Range of outbuildings | Village location | In all 3.84 acres

**Guide price £1,750,000**

A substantial and elegant Grade II listed period home of great historical charm, offering extensive accommodation and traditional outbuildings, set within a highly desirable position near the popular town of Woodbridge.

The Old Rectory is a stunning period family home offering almost 5,000 sq ft of elegant living space arranged over three floors. Retaining a wealth of historic charm, the home features handsome fireplaces with wood-burning stoves, traditional sash windows with original shutters, and a combination of beautiful tiled and timber flooring. Having been fully renovated throughout by the current owners, the property has been restored to its former glory, leaning sympathetically into the wealth of period character whilst also creating a spacious, light home perfectly suited to modern family life.

The welcoming reception hall serves as the central hub, leading to five well-presented reception rooms. These include a light-filled drawing room with full-height sash windows offering views of the delightful gardens, a formal sitting room, a dining room, and a dedicated library with bespoke shelving, all of which feature impressive working fireplaces. The well-proportioned kitchen and breakfast room, complete with a traditional Aga, offers an extensive range of bespoke cabinetry. This is complemented by a large utility room, which uniquely retains an original, working bread oven, as well as an impressive walk-in larder. Also on this floor is a further room currently dressed as a boot room which could also serve as a study or snug if required, while a cellar provides further useful storage.

The first floor provides six well-proportioned bedrooms, several of which retain original fireplaces. The substantial principal bedroom benefits from a stylish en suite bathroom, while a further generous bedroom also features en suite facilities. The remaining bedrooms are served by a large family bathroom with a roll-top bath and separate shower. The second floor comprises a seventh bedroom and a well-sized store room.

The property is set within generous grounds and includes a collection of historic brick outbuildings, comprising a coach house, old stables, and a potting shed. These offer significant potential for further development as ancillary accommodation or use as creative studios and workshops, subject to the any necessary planning and listed consents.

The grounds are thoughtfully designed; to the rear of the house the gardens to one side are laid-to-lawn, bordered by mature trees, bedding plants and an original brick wall. A newly-created kitchen garden, complete with raised beds stocked with numerous vegetables, herbs and perennials, is surrounded by gravel pathways as well as an area of terrace, ideal for al fresco dining. Accessed from the utility room is an enclosed courtyard, providing an ideal area for securing a dog or for a morning coffee, with useful storage found in a number of outhouses. The remainder of the grounds provide a high degree of privacy, with an orchard and greenhouse, large pond with spectacular cherry tree over, as well as a further area of woodland creating an idyllic space in which to relax or play.

## Location

The popular town of Woodbridge offers an exceptional array of independent boutiques, cafés, restaurants and supermarkets, together with a thriving marina and leisure facilities along the River Deben. The county town of Ipswich lies approximately 10 miles to the south-west, providing more extensive shopping, commercial and recreational amenities, while the heritage towns of Framlingham and Aldeburgh are also within easy reach. The popular villages of Grundisburgh and Otley are also close by, and offer local amenities such as a pub and village shop respectively.

The area is particularly well served for schooling in both the independent and state sectors, including Woodbridge School, Framlingham College and Ipswich School, together with Grundisburgh Primary School, Woodbridge Primary School and Farlingaye High School.

Communication links are excellent, with main line rail services from Ipswich providing connections to London Liverpool Street and Norwich, and regular branch line trains to Ipswich from Woodbridge or Melton. The nearby A12 offers straightforward access south towards London and north towards the Suffolk coast.

Postcode region: IP13

## General

Local Authority: East Suffolk Council

Services: Electricity and water main services are connected. Oil-fired central heating. Private drainage which we understand is compliant with the current regulations.

Council Tax: Band G

EPC Rating: E

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

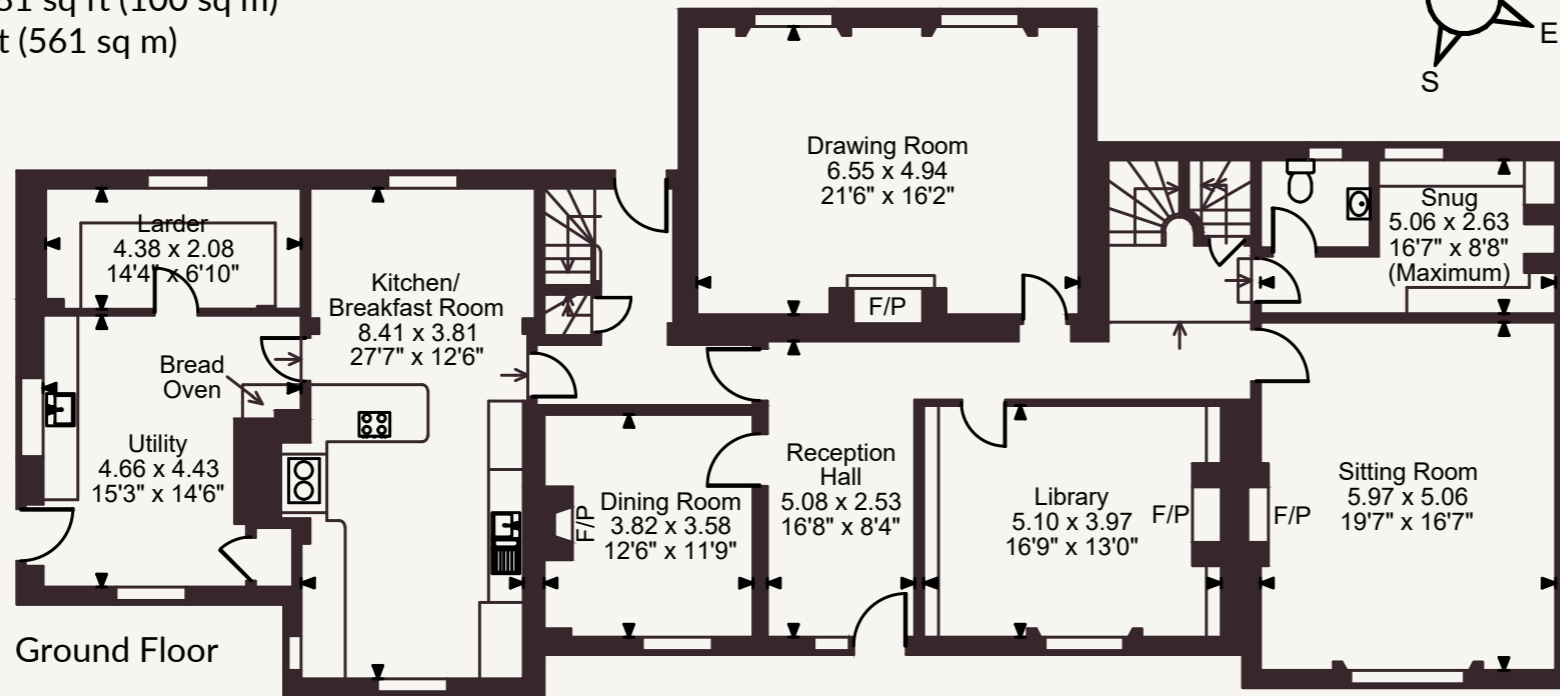
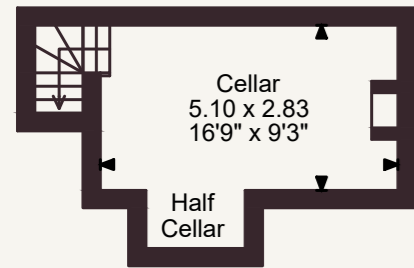
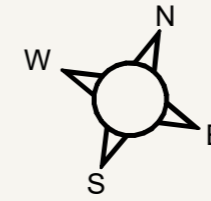


The Old Rectory, Grundisburgh Road, Woodbridge, Suffolk

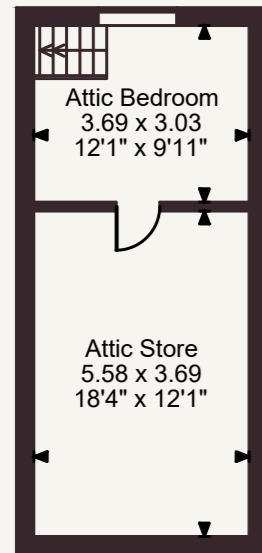
Main House internal area 4,960 sq ft (461 sq m)

Outbuilding internal area 1,081 sq ft (100 sq m)

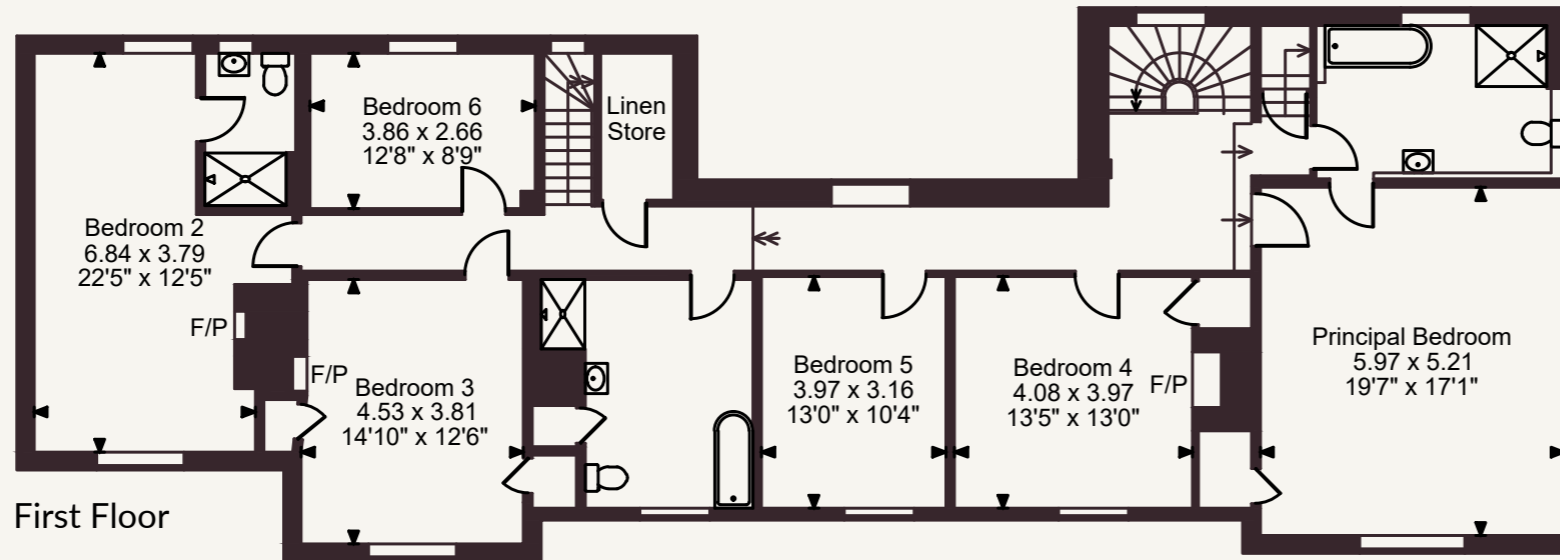
Total internal area 6,041 sq ft (561 sq m)



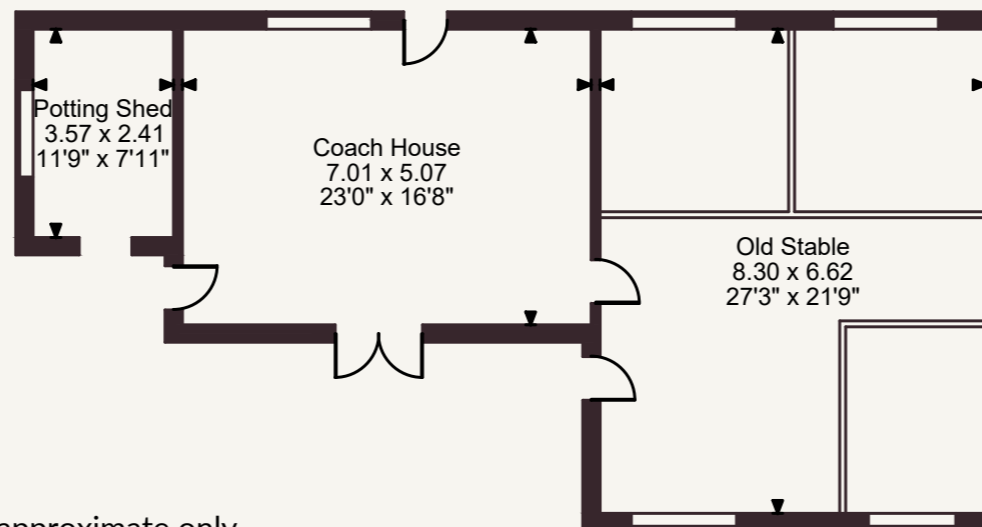
Ground Floor



Second Floor



First Floor



Suffolk

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

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