



HIGH RIVER VIEW
WALDRINGFIELD, WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

HIGH RIVER VIEW

5 CLIFF ROAD, WALDRINGFIELD, WOODBRIDGE, SUFFOLK IP12 4QL

TOTAL APPROX. HOUSE FLOOR AREA 1,958 SQ FT / 182 SQ M
STUDIO/GARAGE FLOOR AREA 699 SQ FT / 64 SQ M

A contemporary property with versatile living accommodation set within the popular riverside village of Waldringfield



DISTANCES

- River Deben, Sailing Club and Maybush Inn – 2 minutes' walk
- A12 – 2.5 miles
- Woodbridge – 5 miles
- Ipswich – 7 miles (London Liverpool Street 60 mins)
- Felixstowe – 10 miles

FEATURES

- Extending to some 2,200 sq ft
- Contemporary open plan living
- Two balcony seating areas
- Commanding views
- 3 bedrooms & 3 bathrooms
- Study/snug sitting area with potential to create 4th bedroom
- Detached double garage
- Annexe/studio
- Private & sheltered garden orientated to the east
- Driveway & generous parking provisions
- Offered with a complete onward chain

Guide Price: £1,050,000



THE PROPERTY

Positioned within the heart of the riverside village of Waldringfield, and constructed in 2022, High River View offers contemporary design with open plan living and the benefit of an air source heat pump and solar array.

With glazed gable elevations orientated to the east, the light and versatile use accommodation extends to some 2,200 sq ft and offers an impressive and fully vaulted open plan kitchen, dining and living space spanning the first floor and connecting with balconies both front and rear, commanding far reaching countryside and glimpse river views.

The double aspect kitchen with integrated appliances and central island unit, complete with breakfast bar, links to the central dining area, both of which with glazed gables and doors to the balcony, offering alfresco dining. Completing the living space is the sitting area with wood burning stove, glazed doors to front balcony and rear doors connecting to the raised terrace with steps returning to ground level. Completing the first floor is the principal bedroom and en suite Jack-and-Jill bathroom.

The ground floor is arranged with central hall, open to a study/sitting area, which could be partitioned to form an additional bedroom if required. There are a further two double bedrooms, one with en suite shower, along with central bathroom and utility room with garden access.

Detached from the property is the double garage with roller shutter door, whilst above and linking to the house via the raised rear terrace, is the newly fitted annexe/studio with kitchenette and shower room.



OUTSIDE

Approached from Cliff Road, the sweeping drive connects with the garage and covered parking and seating area, with a large expanse of lawn to the front orientated to the east, with magnificent Chestnut tree and pergola. There is a terrace to the front, along with a sheltered terrace and raised deck to the rear, providing late afternoon and evening sunlight.

LOCATION

The sought after village of Waldringfield sits on the banks of the River Deben and has an active community, together with a primary school and sailing club, as well as the renowned riverside pub (The Maybush). The Deben, within walking distance, is one of the most picturesque rivers in the county offering excellent sailing and water sport opportunities. There is also a network of footpaths along the riverbank and through the surrounding countryside.

The riverfront town of Woodbridge (5 miles) and the county town of Ipswich (7 miles) are both easily accessed and provide a full range of shopping, commercial and recreational opportunities, together with top performing schools in both the public and private sectors. The A12 dual carriageway lies just 2 miles to the west and links to London's M25 as well as Cambridge and the Midlands (via the A14), whilst main line rail services run from Ipswich to London's Liverpool Street Station in just over one hour with branch line services also available at Woodbridge.



DIRECTIONS (IP12 4QL)

From the A12 as it bypasses Martlesham Heath, turn off at the Foxhall Road roundabout signed to Waldringfield. Upon entering the village proceed up the hill and follow the road around the 90-degree left hand bend, passing the primary school and continue down Cliff Road for approximately half a mile where the entrance to High River View will be found on the right-hand side.

What3words: ///inspector.seducing.buzzing

PROPERTY INFORMATION

Services: Electricity, water and drainage are connected. Air source heat pump. Photovoltaics (solar array).

Mobile: Ofcom reports a good service from the main providers.

Broadband: Ofcom reports superfast broadband is available at the property.

EPC: C

Council Tax: Band F. East Suffolk Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

High River View, Waldringfield

Approximate Gross Internal Area = 182.0 sq m / 1958 sq ft

Garage = 41.0 sq m / 447 sq ft

Studio = 23.0 sq m / 252 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303651)

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