



High River View

Cliff Road, Waldringfield, Woodbridge

An exceptional contemporary waterside property with riverside views.

A recently finished contemporary home with the majority of the living area on the first floor to enjoy the far reaching views of the river, position in the popular waterside village of Waldringfield.



3 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



CAR OR BOAT GARAGING



LANDSCAPED GARDENS & BALCONIES



FREEHOLD



WATERSIDE/ VILLAGE



1,958 SQ FT



**GUIDE PRICE
£1,250,000**



The property

High River View is a contemporary home with open plan accommodation that flows from the inside to the out, taking full advantage of its waterside position and set in a desirable village a short stroll down to the banks of the River Deben. The house has been well designed so that the majority of the living area is on the first floor taking full advantage of its views. White weatherboarded exteriors with double height windows and doors are combined with vaulted interiors giving this the perfect bright spacious feel.

The ground floor reception hall features a comfortable sitting area with French doors opening to the gardens, while the turned staircase leads to the magnificent first-floor sitting room and entertaining space. There are sliding glass doors opening onto balconies, connecting to the outside space and flooding the room with natural light. Adjoining the open-plan sitting room is a dining room area leading to a kitchen with shaker-style units, integrated appliances and a central island with a breakfast bar. Vaulted ceilings feature throughout this upper area. Completing the floor is a further shower room. There is one double bedroom

on the first floor, with extensive built-in wardrobes; completing the floor is a Jack & Jill bathroom. Two/ three further bedrooms are located on the ground level, including one with built-in storage and one with an en suite shower room, as well as a utility room. Both ground-floor bedrooms feature French doors opening directly onto the gardens.

Outside

The property is accessed by a long gravel driveway which leads to a large double garage and parking for several vehicles or boats. Above the garage on its first floor, there is a studio/office which is accessible via the southwest facing raised deck staircase, the ideal guest wing. The gardens surrounding the house include immaculate lawns with border hedgerows and mature trees. There is also a patio area for al fresco dining, with border beds filled with various shrubs. The two balconies provide further outside space to either side of the house, enjoying both the morning and afternoon sun. At the end of the gardens a timber-framed gazebo which provides an additional spot in which to relax and enjoy the peaceful surroundings.



Location

The small and sought-after village of Waldringfield lies in a highly desirable position on the banks of the River Deben. Within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the village is surrounded by stunning countryside, and is a popular area for sailing, yachting and other water sports, with the river meeting the Suffolk coastline just a short distance away. The village offers a primary school and golf is available at numerous nearby Golf Courses. Close to the village, is the picturesque town of Woodbridge, and nearer is Martlesham with its many shops and supermarkets including Marks & Spencer food, Tesco's and Next. The outskirts of Ipswich also provides an excellent range of shops, restaurants, cafés and pubs, as well as leisure facilities. Ipswich itself is easily accessible where mainline rail services are available (1 hour and 10 minutes to London Liverpool Street). The area is well connected by road, with the A12 and A14 being within easy reach.

Distances

- Waldringfield Waterfront walking distance is a 4 minute stroll
- Martlesham 3.5 miles
- Woodbridge 5.7 miles
- Ipswich 8 miles
- Aldeburgh 22 miles

Nearby Stations

- Woodbridge - branch line
- Ipswich - mainline

Key Locations

- River Deben
- Sutton Hoo
- Felixstowe seafront

Nearby Schools

- Waldringfield Primary School
- Woodbridge School
- Fairlingaye High School





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,958 sq ft (182 sq m)

Garage internal area 447 sq ft (41 sq m)

Studio internal area 252 sq ft (23 sq m)

Terrace external area = 348 sq ft (32 sq m)

Total internal area 2,657 sq ft (247 sq m)

For identification purposes only.

Directions

IP12 4QL

///what3words ///deeper.salon.hurricane

General

Local Authority: East Suffolk Council

Services: Air source heat pump and solar panels for central heating. All other mains services are connected.

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

Council Tax: Band F

EPC Rating: EPC C

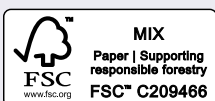
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