East Anglia
£695,000 Freehold

Quay Street

Occupying a sought-after central position on Quay Street in central Woodbridge stands this three-bedroom Victorian villa. The subject of an extensive renovation, the internal living space of around 1,240 sq ft artfully pairs modern details with period features, with folding glass doors opening onto the private courtyard garden. A broad selection of independent shops and restaurants, as well as the train station and walks along the River Debden, are easily reached on foot.

The Tour

The house is thought to date back to 1876, and many of the original features have been sensitively retained. Entrance is via a handsome brick façade crowned by a slate tile roof, which leads into a bright hallway and the free-flowing living spaces arranged across the ground floor.
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A log-burning stove forms a centrepiece in the living room, flanked by bespoke joinery and bookshelves. Exposed steel beams, painted brick walls and poured concrete run underfoot, adding to a modern aesthetic. A double-glazed sash window, dressed in timber shutters, illuminates the room in a south-westerly light throughout the day.

The ground floor living space offers great versatility; the dining area is positioned centrally, leading through the kitchen, which is a beautifully light part of the house with a large glass skylight overhead inviting an excellent quality of natural light to penetrate the cooking areas. The kitchen has been carefully designed in an L-shaped layout, with everyday living in mind; appliances are built into bespoke cabinetry around a central island topped in Carrara marble. A wall of folding steel-framed glass opens onto the rear courtyard garden, creating an easy flow between the interior and exterior spaces.

A solid oak staircase ascends to the first floor. The main bedroom and en suite shower room are positioned at the front of the house. A double-height bathroom is positioned centrally, and the second bedroom is positioned at the rear, complete with ample storage and wardrobe space.

The second floor houses the third bedroom, characterised by a red-brick chimney and a pitched roof creating height and volume. A porthole window frames views across rooftops and to the river.

A Control4 system runs throughout for heating, music and lighting.

Outdoor Space

Every inch of the outside space has been well utilised. A decked courtyard at the back of the house provides a space to eat and drink and features a pizza oven, tiled walls and a butler sink, with trailing plants adding a green backdrop.

The Area

Woodbridge is a well-renowned Suffolk highlight, a riverside market town characterised by its historic centre and selection of independent shops, restaurants, cafes, coffee shops, pubs and cinema. Wonderful walks along the River Deben and sailing and rowing clubs are within easy reach on foot, and there are also several notable schools for all ages nearby. Further up the Suffolk coast can be found the popular seaside towns of Aldeburgh and Southwold, with Snape Maltings also close by.

The station at Woodbridge is around five minutes’ walk from the house, with connections to London Liverpool Street via Ipswich in approximately 97 minutes.

Council Tax Band: D
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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