

THE MODERN HOUSE



Rendlesham, Suffolk
Sold

Woodbridge Lodge

This extraordinary three-bedroom house is configured around a Grade II*-listed Gothic lodge, close to the village of Rendlesham in Woodbridge. The original structure was extended in 1991, incorporating a RIBA Award-winning intervention by architect Hugh Pilkington. Secluded at the end of a country lane, the house sits in approximately two acres of private land.

Due to the nature of the property and its use as a second residence, some of its elements will require work from its next owner. The glazed link tunnel will require some attention, as will some of the double-glazed windows.

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Upon approach, the house is characterised by wonderfully ornate folly in the Gothic style. Built in 1806, the lodge was designed by architect James Wyatt and belonged to Rendlesham Hall, a large country residence which was demolished in 1871. The lodge otherwise known as the folly, is formed of Roman cement and exhibits a staggering array of decorative embellishments across its facades including crenellations, lancet windows, three flying buttresses, and a wonderful example of a Gothic central finial. Upon closer inspection, a contemporary structure begins to appear beyond the folly. Pilkington's 'Garden Building' swoops across the rear of the plot in an elegant arc, linked by a glass tunnel.



Access to the house is gained via the folly. The plan is hexagonal and there is a centrally positioned fireplace and hearth, off which a number of rooms are organised. There are floorboards underfoot and re-created mouldings overhead. The current owners have a room configured for piano playing and another as a study, with the central space used a second living room; but these spaces are all quite flexible.

A door at the far side of the living room links the folly to Pilkington's contemporary Garden Building. A fully-glazed walkway creates views to the right of the Garden's Building's curve, as well as its aesthetic allusions to the architecture of the folly, including modern versions of the traditional lancets and restrained work in stone.



Immediately at the end of the glass walkway, there is a large open-plan kitchen and dining room with linoleum underfoot throughout. A pantry adjoins the kitchen, positioned beneath a row of skylights and these spaces are themselves, wrapped in floor-to-ceiling glazing, offering uninterrupted views of the garden and the verdant surrounding countryside. The roof is configured in a mono-pitch, gently sloping down towards the garden, while two glazed doors lead out directly to it.

Beyond these spaces a hallway, with floor-to-ceiling glazing along one aspect, curves along the length of the plan, allowing access to the bedrooms, of which there are three, a family bathroom, shower room, a utility or tack room, a cloak room and finally, the garage. This latter space could easily function as a further bedroom, an artist's studio, or even an additional reception room. It was originally designed as a garage and houses the boiler and water tank. The house's water tank is positioned just outside.

Each of the rooms have doors and cabinetry of ash and skylights which run the length of the extension. The walls throughout are of polished plaster, a design choice which predicts the material's current popularity by almost twenty years. The bathroom is faced with concrete, while the shower room has a polished concrete shower.

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The garden has been allowed to flourish freely in recent years and creates a fantastic verdant setting in which the house sits. The amount of glazing throughout the house allows it to feel at one with its surroundings and encourages the blurring of the boundaries between inside and out. There are apple and plum trees, as well as a large garden shed at the foot.

Woodbridge Lodge is located in the village of Rendlesham and ten minute drive from Woodbridge itself. A picturesque and thriving market town, often described as the 'gem in Suffolk's crown', Woodbridge is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual music festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages. Suffolk's coastal highlights of Aldeburgh, Orford and Thorpeness are just a short drive away.

The station at Woodbridge runs services to London Liverpool Street via Ipswich with a journey time of approximately 97 minutes. The popular seaside towns of Aldeburgh and Southwold and Snape Maltings are also within easy reach, further up the Suffolk coastline.

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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”.