



Victorian villa with a stylish, contemporary living

10 Quay Street, Woodbridge, Suffolk, IP12 1BX

Freehold



Three bedrooms • two bathrooms (one en suite) • open-plan kitchen/living area • courtyard • garden

Local information

10 Quay Street occupies a wonderful position, in a sought after location amongst other historic buildings, in the popular town of Woodbridge.

Woodbridge is a thriving and highly regarded market town in East Suffolk – considered by The Times as one of the best places to live in the United Kingdom. Situated on the River Deben, there are a number of scenic walks, a harbour and a rare working tide mills, which traces its roots to the 11th century.

For many centuries, Woodbridge has been a prosperous and fashionable town and it benefits from beautiful architecture, chiefly from the Tudor, Georgian, Regency and Victorian periods; today, there is an incredible array of amenities, including independent shops, cafés, public houses and restaurants.

Within the village of Bromeswell (2.9 miles), to the east of Woodbridge, is the acclaimed Unruly Pig, considered one of the top gastropubs in the country.

Neighbouring Sutton Hoo (2.9 miles) is home to Britain's most important archaeological site, the Anglo Saxon burial ground of King Rædwald, the most powerful leader in seventh century England.

Orford (10.7 miles) is an especially delightful village: formerly a fishing port dominated by the 12th century castle and more recently an

important location in the development of RADAR, the village today is particularly known for the award-winning Pump Street bakery and the Butley Orford Oysterage.

Aldeburgh (16.1 miles), the popular coastal town closely associated with Benjamin Britten, is famed for its fish and chips and the celebrated 'Scallop' sculpture by Maggi Hambling. There are excellent galleries and boutiques and a superb restaurant scene including critically acclaimed 'The Suffolk'.

Ipswich (9.3 miles) is the county town of Suffolk and provides a wide selection of independent and high street shops; and a variety of theatres, galleries, and museums. A mainline railway station offers direct trains to London Liverpool Street from 68 minutes.

Sporting facilities are fantastic: Woodbridge has superb sailing and rowing clubs as well as popular rugby, tennis and golf clubs. Deben Leisure Centre has a 25 metre pool and gym. Further afield, there are golf and sailing clubs at Aldeburgh and Thorpeness, and clay pigeon shooting at Darsham.

Schools in the area are excellent. St Mary's, Woodbridge Primary and Farlingaye are all popular state schools; renowned local independent schools include Woodbridge School, Framlingham College and Ipswich school.





About this property

10 Quay Street is an exceptional three-bedroom Victorian villa, which has been remodelled and improved by our clients to an impressive standard, winning the RIBA Suffolk Award for Craftsmanship

Believed to date from 1876, the house has an elegant façade of white brick, sash windows and a slate roof.

Internally, the contemporary and stylish accommodation flows remarkably well. The majority of the ground floor is taken over by the wonderful, open-plan kitchen and living area, with polished concrete floors.

The sitting area, to the front of the building, is arranged around a handsome wood-burning stove; it flows through to the dining area and kitchen.

The bespoke kitchen has beautiful Carrara marble work surfaces, integrated gas hob and double oven; bi-folding doors lead out to a courtyard with a wood-burning oven.

Stairs lead to the first floor, comprising a generous principal bedroom with an en suite shower room, a further bedroom and the family bathroom.

On the second floor is a charming third bedroom with skylights, a circular window with views towards the River Deben and exposed red brick.

To the front of the house is an attractive tiled courtyard garden. At the rear of the house is a further decked courtyard with tiled walls and a pizza oven.

SERVICES

Mains water, electricity and drainage; gas-fired central heating.

AGENTS NOTE

All times and distances are approximate.

Tenure

Freehold

Local Authority

East Suffolk District Council

Council Tax

Band = D

Energy Performance

EPC Rating = C

Viewing

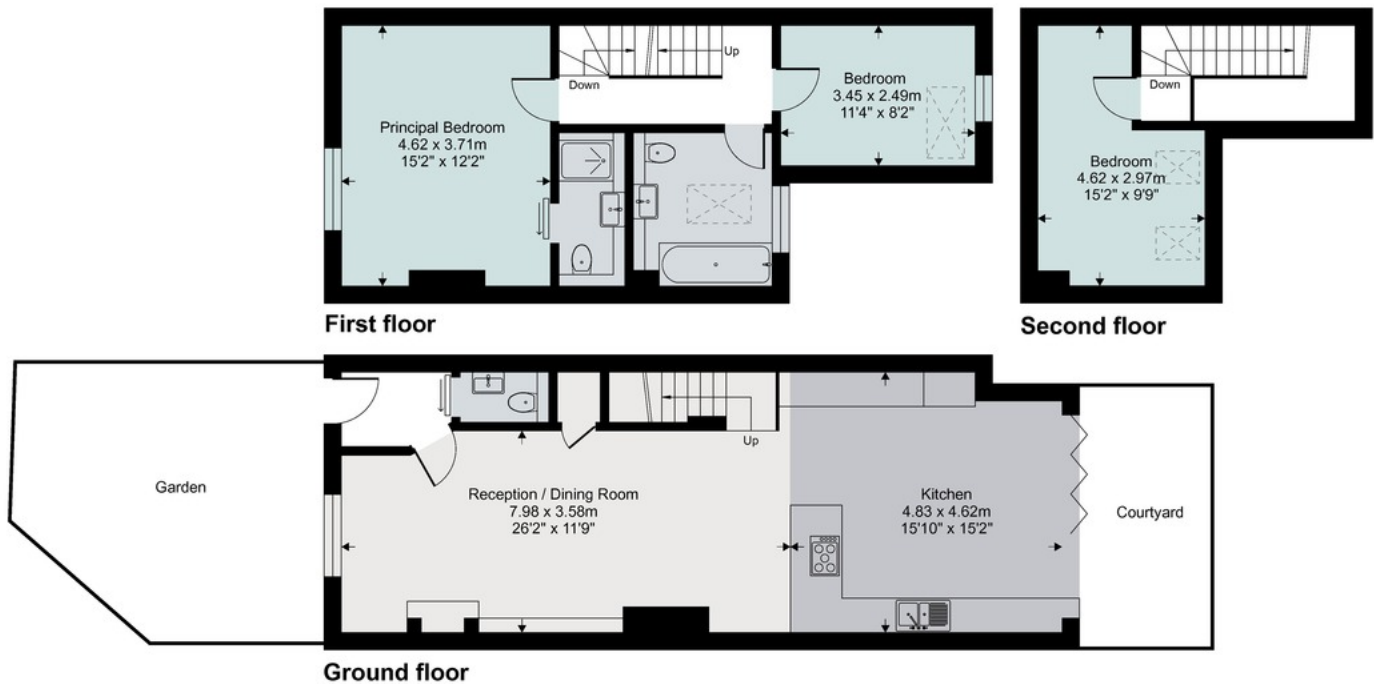
All viewings will be accompanied and are strictly by prior arrangement through Savills



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Approximate Area = 1303 sq ft / 121 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīche.com 2023. Produced for Savills (UK) Limited. REF: 942482

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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