



Idyllic riverside house in a spectacular setting.

Little Haugh, Sutton Hoo, Sutton, Woodbridge, Suffolk IP12 3DJ

Freehold





Four bedrooms • three bathrooms (one en suite) • drawing room • study • three-bedroom annexe • office and outbuildings • ample parking and carport • about five acres (STS)

#### Local information

Little Haugh occupies an extraordinary position, on the banks of the River Deben, overlooking Woodbridge and bordering Sutton Hoo, within a Site of Special Scientific Interest.

The River Deben is a stunning waterway in east Suffolk, popular with rowers and sailors and known for its fascinating ecology, including overwintering redshanks and black-tailed godwits, and rare plants.

Sutton Hoo is home to arguably Britain's most important archaeological sites: the Anglo-Saxon burial mounds, reputed to be resting place of King Rædwald of East Anglia. Now managed by the National Trust, it is an enchanting and enthralling location.

Woodbridge (3.1 miles), one of the most popular towns in East Anglia, is a wonderfully charming historic market town with an array of interesting buildings and a great selection of restaurants, cafés, public houses, and boutique stores.

The Unruly Pig (1.5 miles) is a multi-award winning dining pub, included in the Michelin Guide and named the Estrella Damm best gastropub in the UK. Within Woodbridge, The Anchor and Cherry Tree are both highly regarded public house, included in the Good Pub Guide – The Cherry Tree is known for its popular weekly quiz.

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.

Little Haugh is well placed for the commuter with easy access to A12 and railway stations in Woodbridge and Ipswich providing regular trains to London Liverpool Street: Woodbridge via Ipswich from 92 minutes; Ipswich direct from 68 minutes.

Sporting facilities are fantastic. On the banks of River Deben, 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 Woodbridge and Thorpeness, and clay pigeon shooting at Darsham.

Schools in the area are excellent in both the state and independent sector, including well-regarded Woodbridge School, Framlingham College and Ipswich School, all of which have accompanying prep schools and are included in the Good Schools Guide.

All times and distances are approximate.



### About this property

Little Haugh is a charming period house in superb grounds extending to the River Deben of about five acres (subject to survey).

Believed to date back to the early 19th century, the house is a pretty, thatched building with primarily red brick elevations. It is accompanied by a spacious three-bedroom annexe and sits centrally within the plot.

The accommodation flows remarkably well and comprises well-proportioned and light filled rooms over two floors.

The reception hall opens on to the magnificent, triple aspect drawing room, with a central open fire; a kitchen/breakfast room, with wonderful views over the garden and out to the river, and an AGA; the study, with a bay window; and lavatory.

The first floor consists of four bedrooms, the family bathroom and a shower room. All the rooms enjoy far reaching views over the surrounding countryside with the west facing rooms benefiting from river views.

To the side of the house is an outbuilding encompassing a three-bedroom annexe, an office and a car port. The annexe has a fantastic vaulted sitting room and mezzanine bedroom/office, a further two ground floor bedrooms, a kitchen/breakfast room and a shower room.

Within the spectacular grounds are expansive areas of lawn, manifold mature trees and two large ponds. The land stretches to the banks of the River Deben and the western boundary lies

within the Deben River Estuary SSSI. Included in the sale is a former landing stage, now requiring restoration.

### SERVICES

Mains electricity; private water and drainage; oil fired central heating.

### COUNCIL TAX

Little Haugh - F  
Studio at Little Haugh - B

### ENERGY PERFORMANCE

Little Haugh - E (45)  
Studio at Little Haugh - E (46)

### DIRECTIONS

From Woodbridge drive over Wilford Bridge and turn right immediately, following a private road for approximately one mile beside the river, turn right into Little Haugh.

### WHAT3WORDS

///lilac.suiting.passes

### Tenure

Freehold

### Local Authority

East Suffolk District Council

### Viewing

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







## Little Haugh, Sutton Hoo, Sutton, Woodbridge, IP12 3DJ

Approximate Area = 2401 sq ft / 223 sq m (excludes gallery & carport)  
 Limited Use Area(s) = 296 sq ft / 27.4 sq m  
 Annex = 1384 sq ft / 128.5 sq m  
 Office = 236 sq ft / 21.9 sq m  
 Total = 4317 sq ft / 401 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Savills (UK) Limited. REF: 886200

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