

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

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ESTATE AGENTS



21 East Lane, Bawdsey, Woodbridge, Suffolk. IP12 3AP

GUIDE PRICE

£350,000

**A beautiful semi detached three bedroom modern cottage** which is situated at the heart of the hauntingly beautiful Suffolk estuary village of Bawdesy, within walking distance of wild unspoilt beaches and the haven of the quayside on the banks of the River Deben. The cottage, which is part of an exclusive small development of houses near the village school, benefits from a delightful garden. Vehicular access is to the rear of the house via a five bar gate and a driveway which leads to a good sized, integral garage. The accommodation, which is immaculately presented, benefits from double glazed windows and oil fired central heating. The lovely, double aspect, sitting room opens out to the garden and has a wood burning stove. There is a useful downstairs cloakroom and a contemporary open plan kitchen/dining room, which also opens to the garden. The kitchen is fitted with base level and eye level cabinets with an integrated electric hob and oven and appliance space for a dishwasher and fridge/freezer. The well planned first floor includes three large bedrooms (two doubles and a generous sized single) which are served by a smart family bathroom and an en-suite shower room to bedroom one. The gardens to the front and rear have been landscaped and planted for easy maintenance and to provide sunny and private seating and entertaining areas. Whilst the rear garden is laid to lawn, the front has been attractively paved and planted with standard roses. There is a picket gate into the lane. From here there is a direct walk to the beach at East Lane. The cottage has been a much loved full time home for the seller, however it would also provide the perfect retreat for a second home owner and is extremely practical to run and maintain. We therefore strongly recommend an early appointment to view.

**This part of Suffolk is a haven for artists, writers and musicians.** Bawdesy is a well kept secret, quite literally. In medieval times the village was a busy port on the river Deben when ship building was still a vital industry upstream at Woodbridge. The fertile farm land was managed in the eighteenth century by the Quilter family who built their magnificent mansion, Bawdesy Manor, on the cliffs beside the mouth of the estuary. This landmark building is distinguished by its "red and white" towers. Throughout history this coastal strip has held strategic importance; witnessed by the fortification such as Orford Castle, the Napoleonic Martello towers north of East Lane beach and on the opposite bank of the river at Old Felixstowe and the fortifications that were erected in the last two world wars. In world war two Bawdesy Manor became home to the RAF and in particular RADAR and its pioneer Sir Robert Alexander Watson-Watt. The RAF remained here until the early 1990s and the museum just minutes from 21 East Lane is well worth visiting. There are wonderful walks and cycle routes in this area of outstanding natural beauty. The village retains its well regarded primary school and has a delightful café on the quay in what was once the RAF sailing club house. A summer ferry shuttles foot passengers back and forth to Old Felixstowe where there is a pub and restaurant and a golf club. The village post box is a reminder of both the former post office and the brief reign of Edward VIII. It is thought to be one of just two in the country to bear his initials. The neighbouring village of Alderton has a shop and there is another local shop at Hollesley. Woodbridge, the nearest market town, has excellent local shops, a supermarket, galleries and restaurants with schools in both the state and private sectors. There is sailing at Bawdesy and nearby Ramsholt (famous for its bankside pub, the Ramsholt Arms); horse riding at nearby Poplar Park and, also at Hollesley, there is the excellent Suffolk Punch (Heavy Horse) Trust, which has a café and shop. Nature reserves at Shingle Street, Havergate Island and Minsmere are all within easy reach and golfers have the choice of several clubs in the area including Woodbridge, Aldeburgh and Thorpeness. For historians, the attractions of Orford and Framlingham castle can be surpassed only by the Sutton Hoo Burial site, just down the road from Bawdesy where there is an excellent visitor centre that celebrates the burial place of Raedwald and the combined efforts and legacy of the land owner Edith Pretty and archaeologist Basil Brown, recently celebrated in the film "The Dig."

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
Tel: 01394 383789

### SERVICES

Mains electricity, and water. Drainage to a shared system within Cavell Close

### VIEWING

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

### EPC RATING = C

**A restrictive covenant precludes parking/ storing boats, caravans, trade vans or campers**



Ground Floor



First Floor



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

Expertly Prepared By [david-morimer.com](http://david-morimer.com) - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

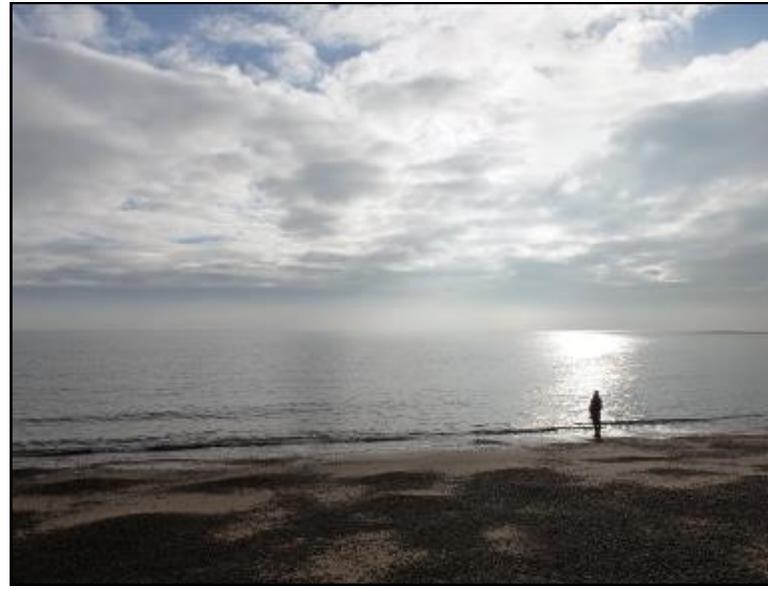
Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office











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