



Ash Lodge Southolt Road, Bedford

Woodbridge



Minors & Brady

Ash Lodge Southolt Road

Bedfield, Woodbridge

A superbly positioned and thoughtfully upgraded bungalow offering space, privacy, and countryside views. Ash Lodge is set well back from the road within the desirable village of Bedfield, accessed via a shared drive that leads to its own private driveway. The property has been enhanced over time to provide comfortable, modern living, centred around a spacious kitchen/dining room with adjoining utility. Two conservatories offer versatile reception space, including a bright garden-facing room and a practical garden room off the kitchen. The sitting room provides a warm and inviting atmosphere, complete with a multi-fuel burner, while the principal bedroom benefits from a study/cot room and a generous en-suite wet room with dual sinks. Outside, the property is complemented by ample parking, a double garage, and a private garden enjoying open field views.

- Tucked away position set back from the road, offering peace and privacy
- Generous three-bedroom detached bungalow with flexible living space
- Two versatile conservatories, perfect for relaxing, entertaining, or day-to-day living
- Stylish and spacious kitchen/dining room forming the heart of the home
- Practical utility room with additional storage and fitted water softener
- Cosy yet spacious sitting room with charming multi-fuel burner
- Impressive principal suite with adjoining study/nursery and large en-suite wet room with dual sinks
- Well-appointed bathroom featuring modern electronic bidet
- Extensive parking and substantial double garage with power and lighting
- Private, enclosed rear garden backing onto open countryside, complete with shed and established planting



M&B



M&B

Ash Lodge Southolt Road

Bedfield, Woodbridge

The Location

Ash Lodge is set within the attractive rural village of Bedfield, which offers a selection of everyday amenities including a well-regarded primary school, village store, and a traditional public house, all contributing to its friendly and welcoming community atmosphere.

The historic market town of Framlingham lies approximately six miles to the south-east and provides a broader range of facilities. Here, you will find a variety of independent shops, cafés, and restaurants, along with both state and private schooling options that are highly regarded locally. Framlingham is also well known for its character and community events, adding to its appeal.

To the south-west, the large and popular village of Debenham offers further amenities, including a medical practice, small supermarket, and well-respected primary and high schools. The property is understood to fall within the catchment for Debenham High School, with a school bus service available nearby, making it a practical choice for families. Overall, the location combines the charm of village living with convenient access to a range of services and schooling in the surrounding area.



M&B

Ash Lodge Southolt Road

Bedfield, Woodbridge

Southolt Road, Bedfield

Ash Lodge is a spacious and well-presented detached bungalow, originally constructed around 1990, set within the sought-after village of Bedfield.

Positioned well back from the road, the property enjoys a peaceful setting, approached via a shared drive which in turn divides into its own private driveway, providing a sense of privacy and seclusion.

The accommodation has been enhanced over time and now offers a well-balanced and comfortable layout suited to modern living. At its heart is a generously proportioned kitchen/dining room, which has been updated and serves as a practical yet sociable space, complemented by an adjoining utility room providing additional storage, workspace, and incorporating a water softener.

A notable feature of the property is the inclusion of two conservatories: one accessed from the sitting room, creating a bright and relaxing garden-facing reception space, and a second conservatory off the kitchen, currently utilised as a garden room/boot room, ideal for day-to-day use.

The main sitting room is a welcoming and comfortable space, featuring a multi-fuel burner set within a fireplace, adding both character and warmth. The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage, a useful adjoining study or cot room and a generously sized en-suite wet room fitted with dual sinks, enhancing the practicality of the space.

The main bathroom is fitted to include modern conveniences, including an electronic bidet.



M&B

Ash Lodge Southolt Road

Bedfield, Woodbridge

Externally, the property is equally appealing. To the front, there is ample off-road parking leading to a substantial double garage, offering power, lighting, and excellent storage or workshop potential. The rear garden is mainly laid to lawn, enclosed by mature hedging and fencing, and enjoys views over neighbouring farmland, providing a pleasant rural outlook.

Additional features include a garden shed and well-established planting, adding colour and interest throughout the seasons.

Further benefits include an outside combination boiler, contributing to the efficiency of the home. Overall, Ash Lodge presents an attractive opportunity to acquire a well-maintained and thoughtfully improved property in a desirable village setting, combining space, practicality, and a tranquil countryside position.

Agents Note

The property will be sold freehold and connected to mains water, electricity and drainage. Alongside oil-fired heating,



M&B

Ground Floor

Approx. 171.7 sq. metres (1847.7 sq. feet)



Total area: approx. 171.7 sq. metres (1847.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk