



**Offers in excess of £525,000**  
Rodbridge Hill, Long Melford



The ground floor provides an excellent amount of internal space, with two well-proportioned reception rooms creating flexible living and entertaining areas. Both rooms feature beautiful brick fireplaces, a standout character feature that adds warmth and charm. The lounge diner sits at the heart of the home, offering ample space for both seating and a large dining table, with French doors opening out onto the garden.

The spacious kitchen is ideal for both everyday family life and hosting, featuring an integrated dishwasher, double oven, and space for a large fridge freezer, along with direct access to the garden. The ground floor is further enhanced by a generous utility room, providing space for a washing machine and tumble dryer, as well as the added benefit of a shower and W/C. Upstairs, the property continues to impress with three/four well-sized bedrooms. The principal bedroom offers a dressing area with built-in wardrobes, leading through to a stylish ensuite bathroom complete with both bath and separate shower. The remaining bedrooms also benefit from ensuite shower rooms. The largest bedroom is currently arranged as two separate spaces, offering excellent flexibility and could easily serve as a bedroom with dressing area, study, or snug.

Externally, the property is equally impressive. The gardens are a true highlight—beautifully established and thoughtfully maintained, with mature shrubs and well-stocked flower beds creating a colourful and private setting throughout the seasons. A patio area provides the perfect space for outdoor dining and entertaining, while a raised decked seating area overlooks a large fish pond, creating a tranquil focal point within the garden. To the rear, a dedicated wildflower garden provides a charming natural retreat, perfect for relaxing or encouraging local wildlife. A rear gate offers direct access to adjoining fields, enhancing the sense of space and countryside living. The garden is further complemented by additional sheds, offering excellent storage and practicality.

To the front, the property benefits from ample off-road parking for multiple vehicles. In addition, there is a substantial double garage/workshop and a lodge with seating ideal for entertaining year-round, complete with a small fire pit—perfect for enjoying both summer evenings and cooler months. Altogether, this is a wonderful home that combines space, flexibility, and a beautiful outdoor setting—ideal for those seeking a peaceful lifestyle without compromising on practicality.









**Bychoice**  
ESTATE AGENTS

**Approximate total area<sup>(1)</sup>**

2054 ft<sup>2</sup>  
190.9 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – C - Babergh District Council

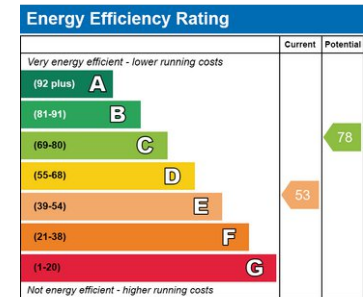
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data good outdoor with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Gas, Water and Electricity. Mains drainage

Property Construction – Brick Built



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS