







## Playford, Ipswich, Suffolk

### £2,250 Per month

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Nestled in one of the region's most picturesque and sought-after rural settings, The Garden House is a truly exceptional oak-framed cottage that offers the perfect escape from the everyday. Surrounded by rolling hills, unspoiled countryside, and a wonderfully tranquil atmosphere, this home is positioned in an area celebrated for its beauty, community spirit, and access to nature. It's the kind of place where life slows down just enough for you to really enjoy it.

This beautifully designed two-bedroom, two-bathroom property blends timeless character with high-end modern comfort, all while offering panoramic views that are nothing short of breathtaking. Whether it's the changing colours of autumn woodlands, the vibrancy of spring wildflowers, or clear, starlit skies on summer nights, every season brings its own charm to the landscape that surrounds this home.

Built in 2015, the cottage spans approximately 1,150 sq ft across two thoughtfully planned levels. The layout maximises light, space, and the remarkable scenery, while large windows and open-plan living ensure the outdoors is always part of your everyday experience. From every room, you'll find uninterrupted views of rolling fields and woodland horizons – a constant reminder of the area's natural beauty.

What truly sets The Garden House apart is its location. The surrounding area offers endless opportunities for outdoor pursuits: scenic walking and cycling routes weave through the countryside, while nearby nature reserves and historic villages provide plenty to explore. Despite its peaceful setting, you're never far from convenience. Local market towns are just a short drive away, offering vibrant farmers' markets, independent shops, cosy pubs, and excellent dining options.

This is far more than just a home – it's an experience. Every day here offers a chance to reconnect with nature, recharge, and enjoy the very best of rural living, all without sacrificing modern convenience.

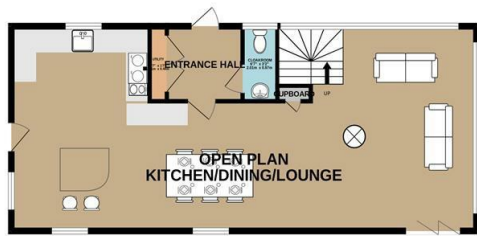
### £2,250 Per month

#### Viewing

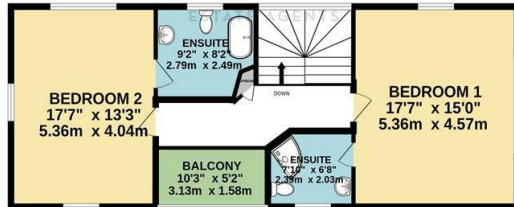
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

- Open-plan living with oak-framed character and vaulted ceilings
- Two large double bedrooms, each with private en-suite bathrooms
- Heat Recovery Ventilation for year-round comfort
- Underfloor heating (ground floor) + central wood-burning stove
- Uninterrupted countryside views from every room
- Designer LED intelligent lighting
- Quick access to Ipswich, Woodbridge, and mainline rail to London
- Access to scenic footpaths and nature walks from the doorstep





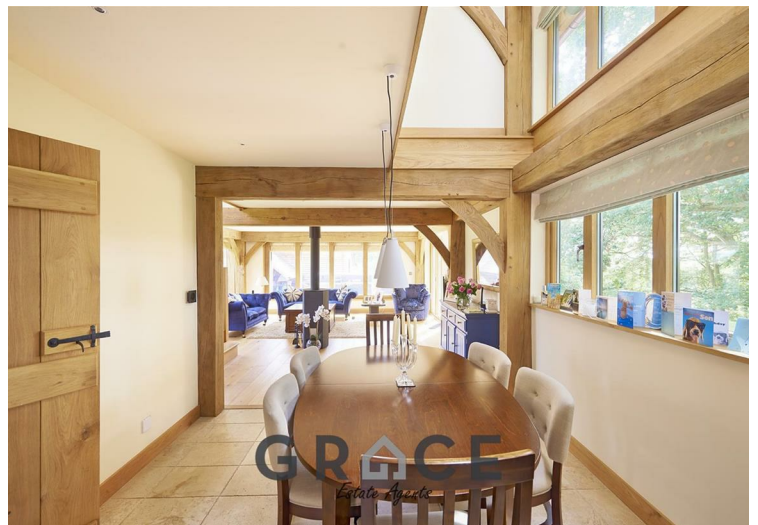
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2022)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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