



Strugglers Lane, Witnesham,  
£950,000

 5  2  4  E



**UNPARALLELED OPPORTUNITY BOASTING STUNNING VIEWS** - An extremely rare opportunity to acquire this bespoke 5 bedroom detached house boasting in excess of 2000 sq/ft, set in substantial grounds with glorious views across farmland and surrounding countryside. Discreetly located within a secluded and private lane within Witnesham, the property lends itself to refurbishment, modernisation and improvement to create a unique home. The property has previously operated as a business with parts of the grounds used for a former kennels. Brought to market with NO ONWARD CHAIN, interested parties need to view to fully appreciate the setting and gardens extending to approx. 2.8 acres (STS) with South Westerly facing aspects.

**UNPARALLELED OPPORTUNITY BOASTING STUNNING VIEWS** - An extremely rare opportunity to acquire this bespoke 5 bedroom detached house boasting in excess of 2000 sq/ft, set in substantial grounds with glorious views across farmland and surrounding countryside. Discreetly located within a secluded and private lane within Witnesham, the property lends itself to refurbishment, modernisation and improvement to create a unique home. The property has previously operated as a business with parts of the grounds used for a former kennels. Brought to market with NO ONWARD CHAIN, interested parties need to view to fully appreciate the setting and gardens extending to approx. 2.8 acres (STS) with South Westerly facing aspects.

### Entrance hall

Original Oak entrance door. Staircase leading to first floor. Doors off to:

### Study

13 x 10'9 (3.96m x 3.28m)

Dual aspect windows to front and side aspect.

### Kitchen

17'2 x 11 (5.23m x 3.35m)

Fitted with a range of timber fronted cabinets, matching eye level and base units. Built in oven, hob and extractor hood. Sink unit with drainer. Triple windows. Inset Rayburn range oven supplying central heating and hot water, brick surround and timber bressumer. Tiled floor. Door to pantry cupboard with dual aspects windows. Door to outside.

### Sitting room

17'3 x 14'2 (5.26m x 4.43m)

Dual aspect windows. Fireplace with brick built surround. inset wood burner.

### Dining room

17'2 x 11'4 (5.23m x 3.45m)

Window to side aspect. Eye level double wooden doors to shelved serving hatch (through to kitchen), double doors into conservatory.

### Conservatory

23'4 x 11'7 (7.11m x 3.53m)

Fully glazed to all sides. Tiled floor. Double doors to outside.







#### **Wet room**

6'7 x 5'9 (2.01m x 1.75m)

Wall mounted shower with floor drainage, low level wc and wash hand basin. Window to rear aspect.

#### **Stairwell and landing**

Stain glass window. Timber balustrades. Window to side aspect. Wooden doors off to:

#### **Bedroom 1**

17'2 x 12'2 (5.23m x 3.71m)

Window to rear. Double doors to Juliet balcony. Original Victorian fireplace inset. Radiator.

#### **Bedroom 2**

14'9 x 11'6 (4.50m x 3.51m)

Window to rear. Radiator.

#### **Bedroom 3**

12'1 x 11'2 (3.68m x 3.40m)

Window to rear. Radiator.

#### **Bedroom 4**

12'3 x 11'2 (3.73m x 3.40m)

Window to front. Radiator.

#### **Bedroom 5**

Window to front. Radiator.

#### **Bathroom**

Fitted suite comprising bath, low level wc and wash hand basin. Window to side aspect.

#### **Outside**

The property is approached via a private gravel lane off of the main highway. Off street parking with carriage style turning circle. Side gate giving access to the far side of the property with a range of outbuildings, timber store and kennel. A stable block is sited centrally to the land, which is predominantly laid to grass enclosed by post and wire boundary fencing. The land in total measures approximately 2.8 acres (STS) with views of rural vistas in multiple directions bordering the south westerly aspects. The land has had multiple uses including former kennels and stabling for horses, offering flexibility to purchasers.

#### **Agents Note**

Interested parties should be aware that within the title deeds of the property an easement has been granted to the left hand side of the property for access into neighbouring farmland



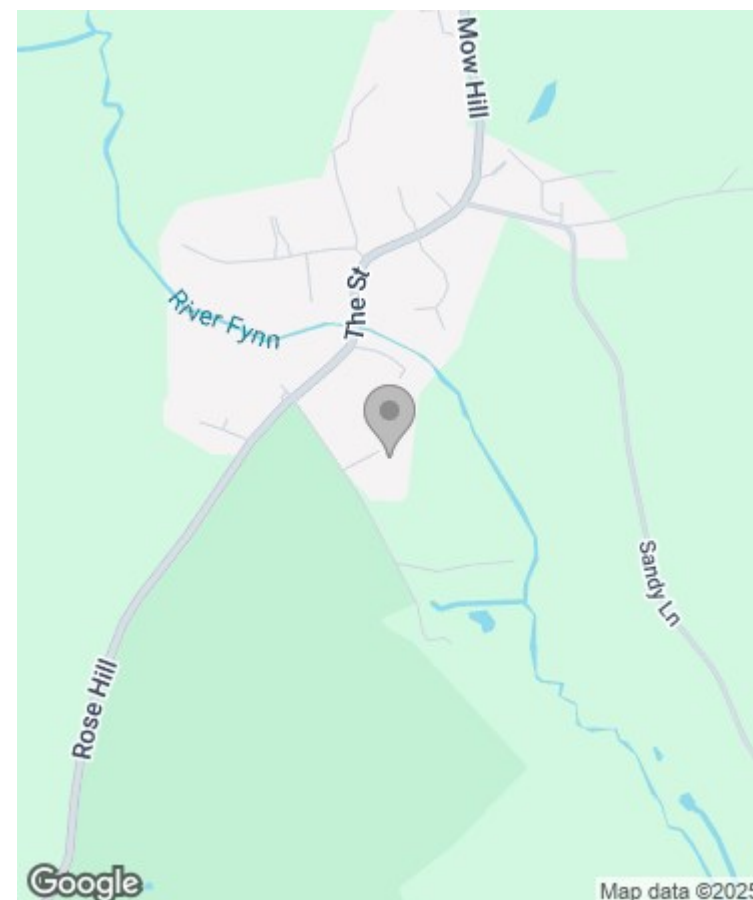




Ground Floor



1st Floor



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		78
		49

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	