



# WORMWOOD GREEN

Kersey | Suffolk



Chapman Sticks





## Chapman Stickels

AN INDIVIDUALLY BUILT FAMILY HOUSE OCCUPYING THE MOST WONDERFUL SECLUDED SETTING IN KERSEY

- Entrance hall • Inner hall • Sitting room • Dining room • Conservatory • Study •
  - Kitchen / breakfast room • Pantry • Rear hall • Cloakroom •
- Landing • Four double bedrooms • One ensuite shower room • Bathroom •
- Store room / nursery • Detached garage with utility room • Integral store •
  - Gardens and grounds • About 2.32 acres in all •

Hadleigh - 2 miles / Ipswich - 11 miles  
Colchester - 15 miles (London Liverpool Street from 48mins) / Manningtree - 12 miles  
(London Liverpool Street from 59mins)





### The Property

Built in 1964, Wormwood Green is a 'stand-alone' country house discreetly positioned to the end of a private drive. Arguably occupying one of the most desirable, semi-rural settings in the area, the house is nestled in its undulating grounds of about 2.32 acres which provide complete privacy.

Taking advantage of the special position, the existing owners commissioned locally renowned Kingsbury Builders to build a unique family house which provides spacious and well-proportioned accommodation throughout. Covering some 2,585sq.ft, the house also affords an abundance of natural light via large picture windows giving fabulous views over the gardens to all sides.

It is evident the property has been well maintained over the years; however, the house does require cosmetic updating.

Wormwood Green is accessed via a minor private lane joining to a sweeping drive leading to a carport, two single garages with an adjacent utility room. The gardens and grounds are a special feature which comprise areas of lawn, a raised wooded area to the south and orchards to the west, which back onto undulating meadowland to the entire western boundary. Further outbuildings include a range of timber stables. Due to its elevated position, stunning views are to all sides, particularly over the village.

Having been under the same ownership and thus now available to the open market for the first time, it is a testament to the property and the location that Wormwood Green has never changed hands.

### Location

Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

### Services

Mains water, electricity and mains drainage.  
Oil-fired heating with oil tank located in the integral store.

### EPC Rating

Current E (46) Potential C (80)

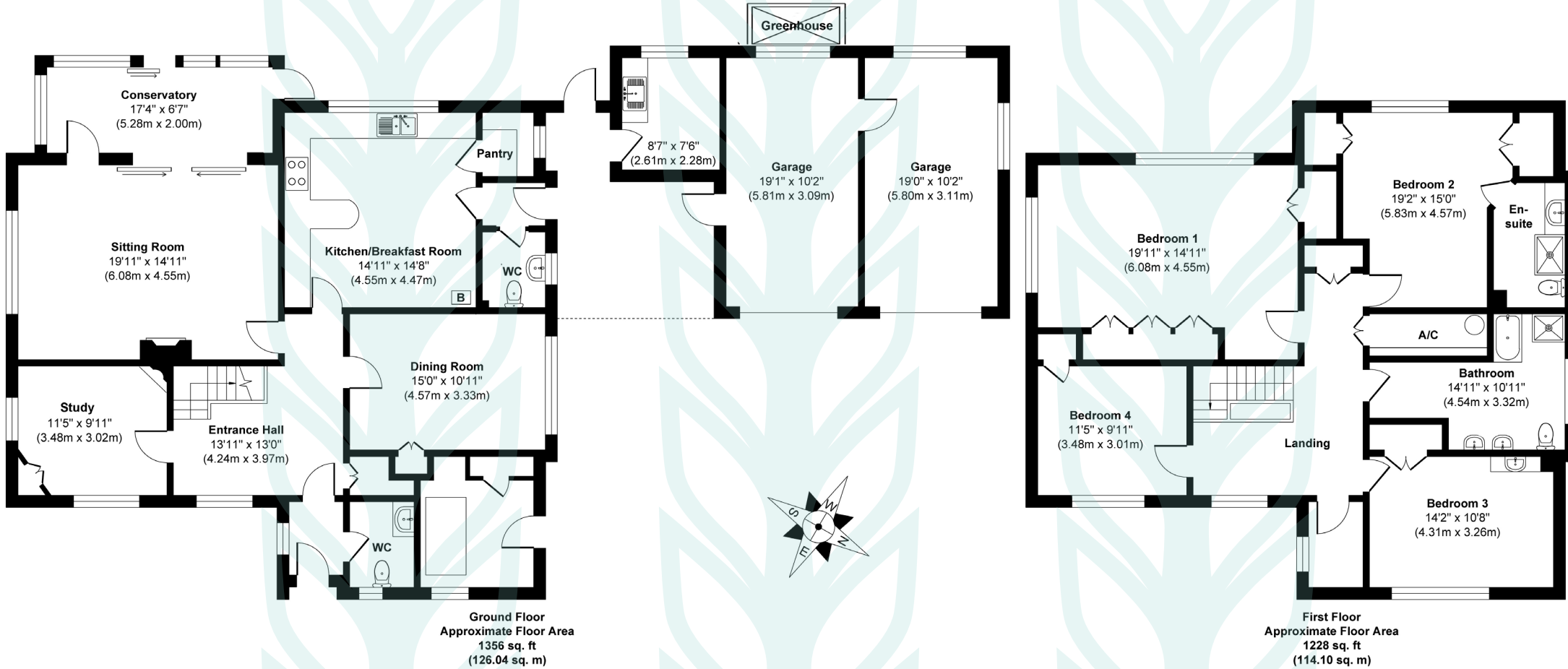
### Local Authority and Council Tax

Babergh & Mid Suffolk District Council  
Band G (2023)



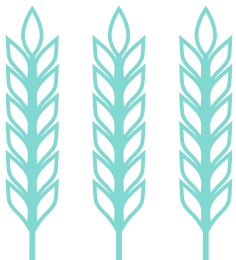
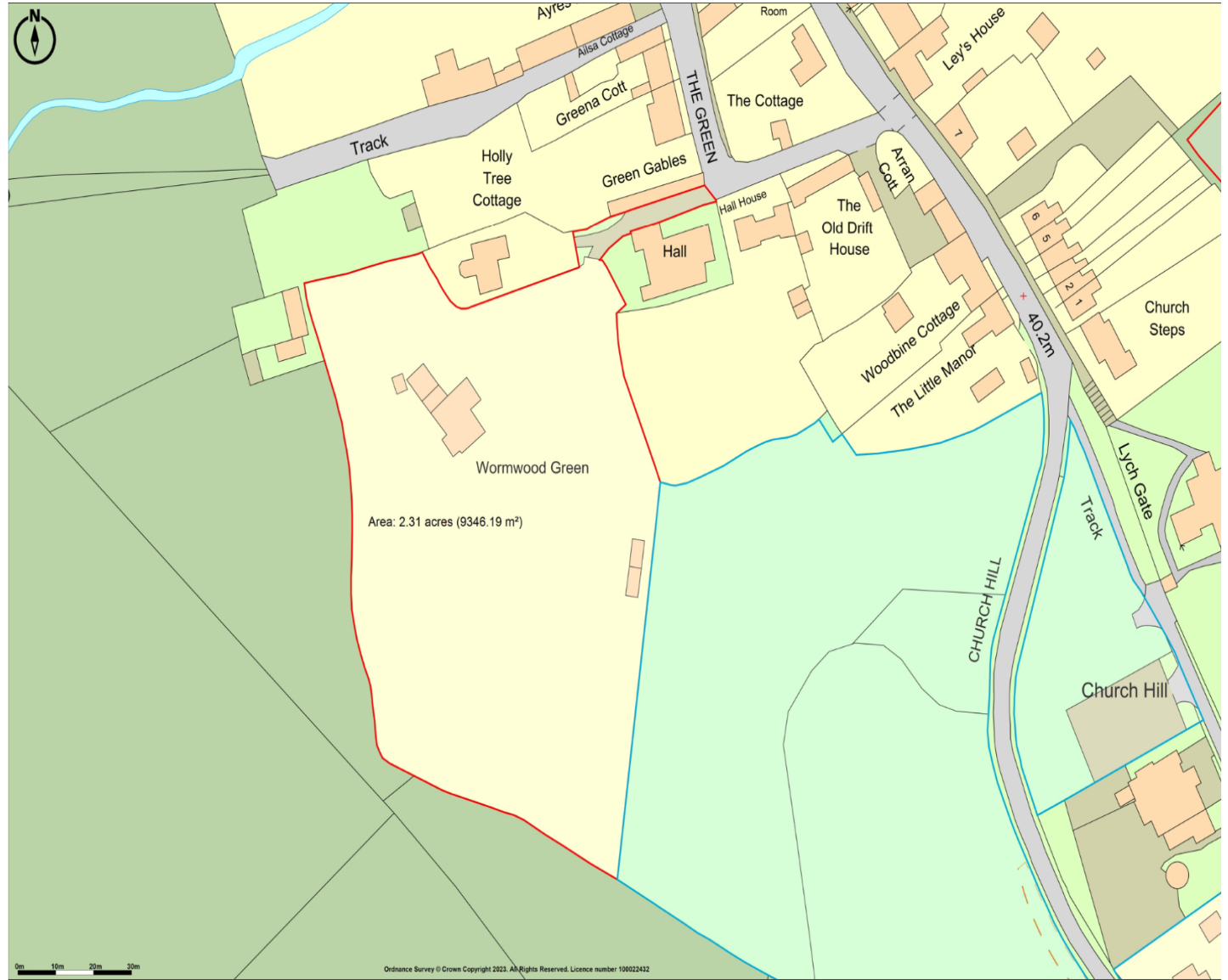


# Wormwood Green, The Green, Kersey, Suffolk, IP7 6EB



**Approx. Gross Internal Floor Area 2584 sq. ft / 240.14 sq. m**  
**Approx. Gross Internal Garage & Outbuilding Area 465 sq. ft / 43.23 sq. m**

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