



WOOD HOUSE

Groton | Suffolk



Chapman Stickels

WOOD HOUSE, ROUND MAPLE, GROTON, SUFFOLK, CO10 5EY

Sudbury - 7 miles
Colchester - 14 miles
Ipswich - 14 miles

- Sitting room • Dining room • Snug • Garden room
- Kitchen/breakfast room • Utility/shower room
- Cloakroom • 4 double bedrooms
- 2 bathrooms (1 ensuite)
- Dilapidated double garage/store
- Gardens of about 1.2 acres

The Property

Wood House is a prominent detached period house situated in wonderful open countryside about 2.5 miles from the very popular village of Boxford.

Backing onto ancient woodland, the property has spacious and adaptable accommodation yet offers a wonderful opportunity to extend, subject to planning, as the house is unlisted.

The ground floor comprises a charming sitting room with full height brick fireplace, inset woodburner and striking southerly views, dining room, snug, and garden room. The kitchen/breakfast room is fitted with extensive worksurfaces, cupboards, drawers, electric cooker point, dishwasher, and space for a fridge/freezer.

On the first floor there are four double bedrooms and two bathrooms (one ensuite).

Outside

Wood House stands in an extraordinary spot with 180° views from the front across open countryside. To the rear is the ancient Bulls Cross Wood, a designated SSSI (see Agents Note).

A five-bar gate opens onto a wide parking area and to the side a dilapidated double garage. The

A FOUR-BEDROOM DETACHED HOUSE STANDING IN GROUNDS OF ABOUT 1.2 ACRES WITH QUITE STUNNING PANORAMIC SOUTHERLY VIEWS



gardens and grounds amount to about 1.2 acres with numerous mature trees, banks of snowdrops and bluebells, and areas of lawn.

Agents Note

Areas to the northern part of the grounds fall within a Site of Special Scientific Interest (SSSI) which has ancient woodland status (protected). Please contact us for further information.

Services

Mains electricity and water. Private drainage system. Oil-fired heating.

Location

Groton is a small village with a pub, The Fox & Hounds, just over a mile north of the village of Boxford which has village amenities including a primary school, two pubs, village hall and a number of shops for everyday needs.

The market towns of Hadleigh and Sudbury are close by and offer a wider range of amenities. For the golf enthusiast there are courses at Stoke-by-Nayland, Hintlesham Hall and Newton Green, whilst for the commuter Colchester's mainline station offers a fast and frequent rail service to London Liverpool Street with a journey time of just under 50 minutes.

Local Authority and Council Tax

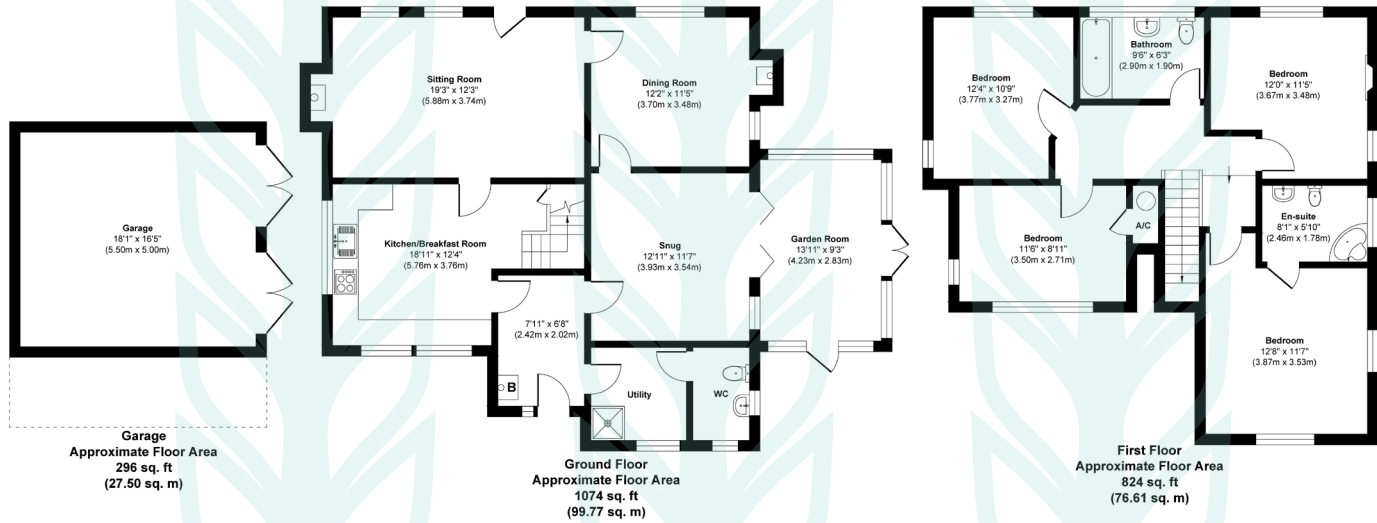
Babergh with Mid Suffolk District Council
Band F

EPC Rating

Current E(51). Potential C(80).

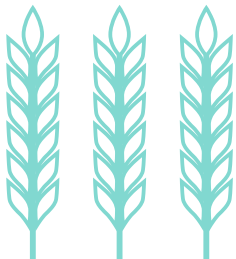
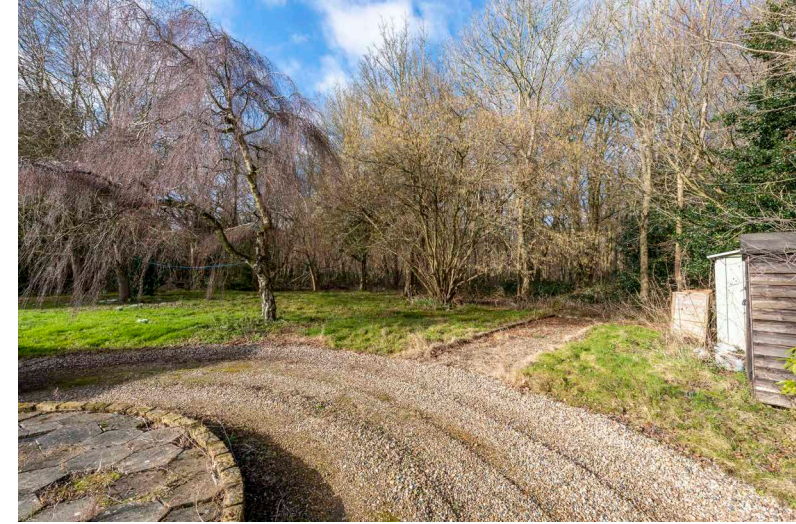


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Approx. Gross Internal Floor Area 1898 sq. ft / 176.39 sq. m (Including Garden Room)
Approx. Gross Internal Garage Area 296 sq. ft / 27.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

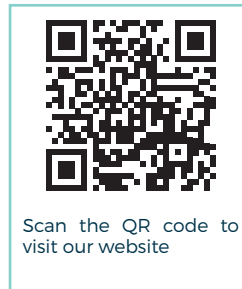
info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Robert Chapman
robert@chapmanstickels.co.uk



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