



London House The Knoll, Alderton
Woodbridge

Guide Price **£650,000**



London House The Knoll

Alderton, Woodbridge

A Captivating Georgian Residence in the Heart of Alderton

Nestled in the picturesque village of Alderton, just moments from the Suffolk Coast, London House is a beautifully presented Georgian residence exuding charm and elegance. With a rich history as a former village shop and café, this distinguished home has been meticulously restored by the current owner, seamlessly blending period character with contemporary comfort.

The property extends to approximately 2,150 sq ft and is thoughtfully arranged to create a harmonious living environment. A welcoming central reception hall, adorned with patterned tiled flooring, leads to two perfectly balanced reception rooms, each offering a sense of refined grandeur. At the heart of the home lies an impressive bespoke kitchen, crafted by J S Hardy of Woodbridge, featuring a striking central island with solid Iroko worktops and a range of high-specification Miele appliances. Travertine tiled flooring and a fully glazed elevation with Crittall-style doors bathe the space in natural light, opening seamlessly onto the garden terrace. The kitchen flows effortlessly into a charming dining room, complemented by its own glazed elevation, while beyond, a conservatory/garden room provides a tranquil retreat. A utility room and cloakroom complete the ground floor.



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The first floor is equally well-appointed, featuring four generously proportioned bedrooms. The principal suite boasts a luxurious en suite shower room, while a beautifully appointed family bathroom, both benefiting from underfloor heating, serves the remaining bedrooms.

London House has undergone significant improvements, including new wiring, new plumbing, and an efficient oil-fired central heating system, ensuring a home of exceptional comfort and quality.

Exquisite Gardens & Grounds

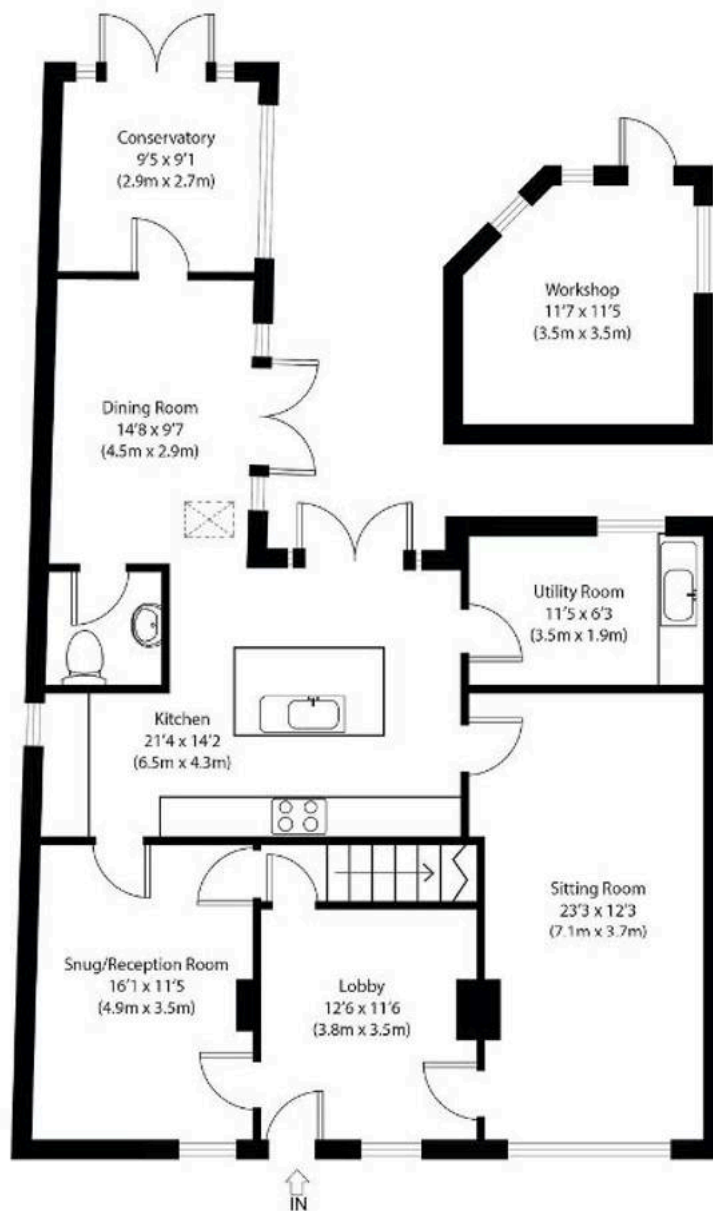
The property is approached via a gated driveway, leading to the walled rear gardens, which offer a private and serene escape. A spacious shingled parking area accommodates multiple vehicles, while a suntrap limestone terrace provides an idyllic setting for al fresco dining. Lawned gardens, interspersed with mature shrubs and trees, extend to a raised shingle terrace, where a charming greenhouse stands. The south-facing rear wall is adorned with flourishing wisteria, fig, and trained fruit trees, enhancing the verdant backdrop. A discreet gate leads to a delightful woodland area, home to a variety of sheltering trees. Additionally, the property benefits from a well-equipped workshop with power (144 sq ft) and a dedicated chicken run.

Alderton & Surroundings

Alderton enjoys a prime position on the Sandlings Peninsula, close to the River Deben and the Suffolk coastline. The village boasts a vibrant community and a well-stocked local store, while the neighbouring village of Bawdsey offers a primary school and access to the Deben Estuary via Bawdsey Quay, complete with seasonal foot ferry services to Felixstowe. The surrounding countryside provides an abundance of scenic footpaths and bridleways, including those through Rendlesham Forest. The historic riverside town of Woodbridge, just 9 miles away, offers an excellent range of shops, educational facilities, and rail links to London Liverpool Street via Ipswich.





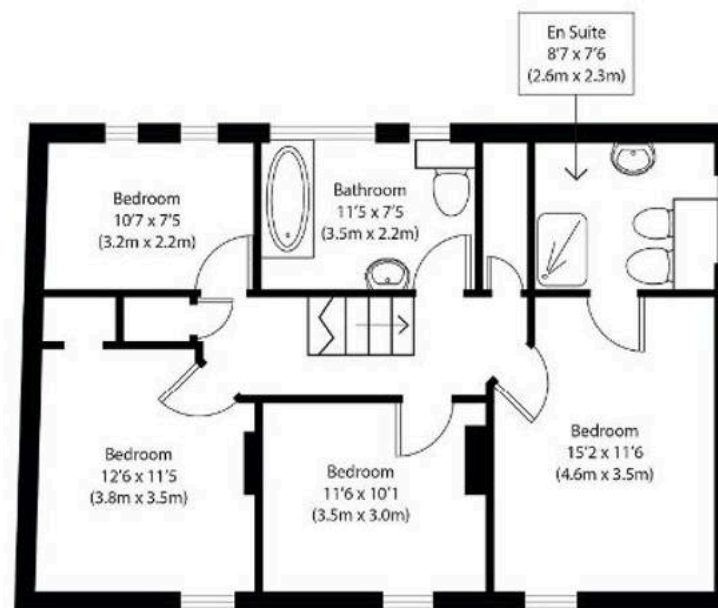


Ground Floor

Approximate Gross Internal Area
Main House 2150 sq ft (200 sq m)
Outbuilding 135 sq ft (13 sq m)
Total 2285 sq ft (212 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.pottershousegroup.co.uk

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First Floor



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