



Mannings Lane, Woolverstone, IP9 1AW

**** 1/3 ACRE PLOT**** Set along a peaceful country lane in one of Woolverstone's most tranquil locations, this charming and beautifully extended four-bedroom home stands within gardens and grounds of approximately one-third of an acre (STS). Dating back to the 1800s, the property blends period character with modern living, offering generous and flexible accommodation arranged over two floors.

The ground floor features a welcoming living room with a feature fireplace and log burner, leading through to a cosy snug area at the rear. A further reception room provides an ideal space for a study, playroom or ground-floor bedroom, while an additional front reception room currently serves as a snug/playroom. The spacious kitchen/dining room offers a superbly designed space for family life and entertaining, complemented by a separate utility room and cloakroom.

Upstairs are four well-proportioned double bedrooms, including a main bedroom with an en-suite shower room. A stylish family bathroom completes the first floor.

The property enjoys delightful gardens surrounding the home, with patio areas ideal for outdoor dining and relaxation. To the right, the formal gardens feature a purpose-built home office and back onto private woodland, providing an idyllic outlook. A further section of garden also adjoins woodland, offering a wonderful sense of space and seclusion.

Across the lane, an additional parcel of land includes ample off-road parking, a garage, and a lawned area that enjoys views over open countryside.

Situated in the sought-after riverside village of Woolverstone, within easy reach of Ipswich and the mainline station at Manningtree (with direct trains to London Liverpool Street), this exceptional home offers the perfect balance of countryside living and modern convenience.



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- A wide-angle photograph of a spacious living room with bright yellow walls. In the center is a large brick fireplace with a dark wood mantel and a black wood-burning stove. Above the mantel is a large framed landscape painting. To the left of the fireplace, three smaller framed pictures are hung vertically. A large, multi-bulb ceiling light fixture hangs from the white ceiling. In the foreground, a light-colored striped sofa is partially visible. In the background, a large television sits on a wooden stand, and a rocking horse is positioned next to it. An arched doorway leads to another room with a desk and office chair. A skylight is visible in the ceiling of the background room. A blue semi-transparent box with white text is overlaid on the bottom left of the image.
- FOUR/FIVE BEDROOM SEMI DETACHED HOME
 - 1/3 ACRE OF GARDENS (STS)
 - PURPOSE BUILT OUTSIDE OFFICE
 - THREE/FOUR RECEPTION ROOMS
 - EN-SUITE TO BEDROOM ONE
 - UTILITY ROOM AND DOWNSTAIRS WC
 - OFF ROAD PARKING FOR NUMEROUS VEHICLES
 - GARAGE
 - WOODLAND AND FARMLAND VIEWS
 - VIEWING ADVISED







Location:

Woolverstone is an attractive riverside village set on the Shotley Peninsula, overlooking the beautiful River Orwell and surrounded by unspoilt Suffolk countryside. The village is home to the historic Woolverstone Hall, now Ipswich High School, and offers easy access to the marina, sailing facilities, and scenic walking routes along the estuary.

Local amenities can be found in nearby villages, including Chelmondiston and Freston, with popular public houses such as The Freston Boot and The Red Lion, along with further restaurants and shops in Ipswich, approximately four miles away. Medical practices and larger shopping facilities are also available in Ipswich.

The area is ideally located for commuters, with the A12 and A14 providing routes to London, Cambridge and the Midlands. Mainline rail services to London Liverpool Street are available from Manningtree Station, approximately 12 miles away, and from Ipswich itself.

Woolverstone offers a peaceful rural setting with excellent access to sailing, golf and countryside pursuits, making it a highly desirable place to live on the Suffolk coast.

Agents Notes:

Tenure - Freehold

Council tax - Band B

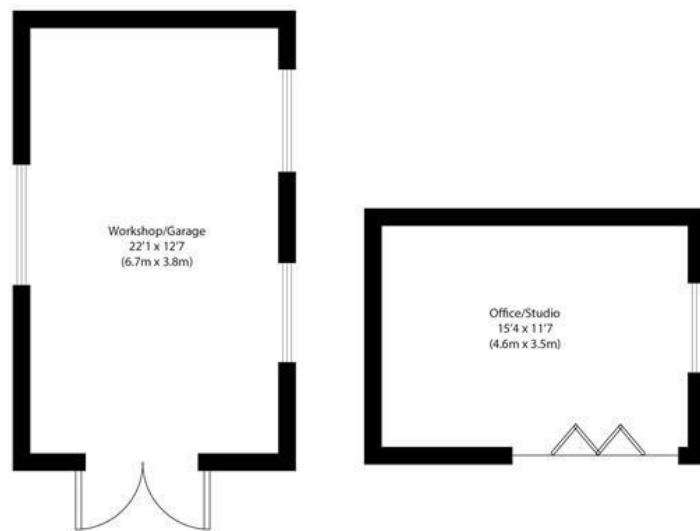
Services – Mains Electric/Mains Water/Private Drainage

Heating - Electric Heating

Mobile Coverage - EE - 80% / Vodafone - 77% / Three - 73% / o2 - 73%

Broadband - Broadband is Available



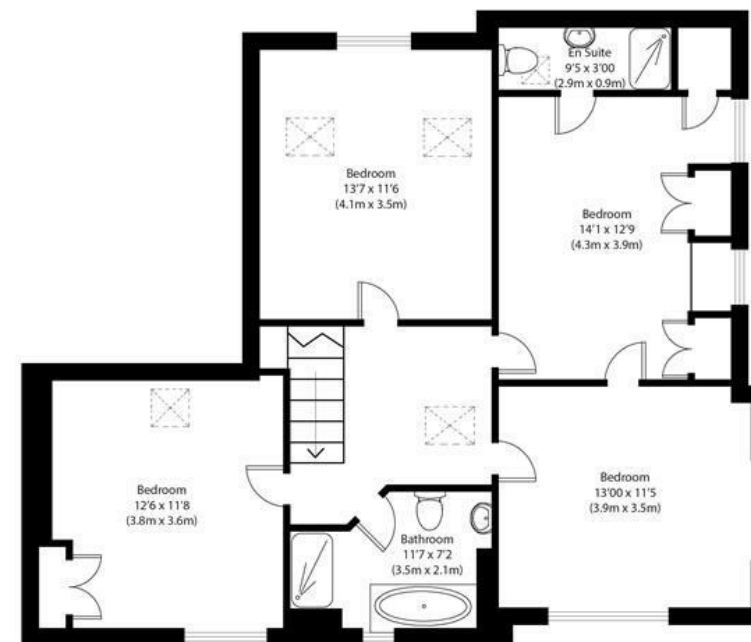


Approximate Gross Internal Area
Main House 2095 sq ft (195 sq m)
Outbuildings 460 sq ft (43 sq m)
Total 2555 sq ft (237 sq m)

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.photohausgroup.co.uk



Ground Floor



First Floor

Location Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

Chamberlain Phillips Property Agents
6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479
Email: info@chamberlainphillips.co.uk
www.chamberlainphillips.co.uk

Disclaimer:
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this.

Energy Performance Graph

