



Charles Wright

PROPERTIES

Selling Properties the Wright Way



The Gables The Green

Grundisburgh, Woodbridge, IP13 6TA

Guide price £950,000



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Description

The Gables is an attractive Grade II listed seven bedroom home dating back to the 16th century with later additions and a Victorian facade. The property offers versatile accommodation in excess of 6,000 square feet with both residential and retail accommodation. Inside is a wealth of character with exposed beams, wide oak floor boards, classic fireplaces, cottage doors and sash windows. The shop has been used for business since the Victorian era and is currently being used as a general store and a café. The stores offer great potential for various other uses subject to planning.

Location

The property is situated in a fantastic location overlooking the village green in Grundisburgh four miles west of Woodbridge. The village also provides a Post Office, a doctors' surgery, a playing field with an all-weather tennis court, bowls club and a Primary School. For further facilities Woodbridge is easily accessible and is an excellent town for local shops, boutiques, restaurants, cafes and public houses. Woodbridge enjoys being on the bank of the River Deben, has superb sailing and rowing facilities and also has rail connections to Ipswich through to London Liverpool Street.

Shop

32'09 x 23'03 (9.98m x 7.09m)

Shop windows to the front and standard to the side, wood flooring.

Cafe

16'08 x 15'08 (5.08m x 4.78m)

Shop windows to the front, door to the side, open fireplace with stone surround and cast iron inset.

Sitting room

19'09 x 15'06 (6.02m x 4.72m)

Marble fireplace with cast iron inset and tile surround, radiator, built in storage cupboard and sash window to side.

Family room

21'01 x 12'02 (6.43m x 3.71m)

Bay window to rear, fitted storage cupboard, radiator and tiled fireplace with wood surround.

Store one

15'01 x 15'03 (4.60m x 4.65m)

Window to side, stair flight to store three and double doors into store two.

Store two

14'03 x 12'04 (4.34m x 3.76m)

Window to side, doors to side and rear.

Office

Window to rear, access from the shop and store one.

Dining room

16'04 x 13'07 (4.98m x 4.14m)

Red brick fire place with multi fuel burner, original bread oven, original house bells and sash window to side.

Porch

Stable door

Kitchen

17'07 x 9'05 (5.36m x 2.87m)

Eye level and base units with worktops above, stainless steel sink, radiator, wooden window to side.

Utility room

13'09 x 6'04 (4.19m x 1.93m)

Storage unit with butler sink, space for a washing machine, built in cupboard housing the boiler and window to side.

Garden entrance hall

Door with stained glass surround, stairflight, under stair storage, window to side and access to ground floor rooms.

Cloakroom

Wc, wash basin, shower cubicle and window to side.

Tel: 01394 446483

First floor landing

Bedroom

17'04 x 10'0 (5.28m x 3.05m)

Radiator and window to front.

Bedroom

18'03 x 12'11 (5.56m x 3.94m)

Radiator, fitted storage cupboard, window to front and sash window to side.

Bedroom

12'09 x 9'0 (3.89m x 2.74m)

Sash window to side and radiator.

Bedroom

17'01 x 14'03 (5.21m x 4.34m)

Window to rear, red brick fireplace, radiator and stair leading to an attic space.

Bedroom

16'07 x 13'02 (5.05m x 4.01m)

Stone fireplace with cast iron inset and tile surround, radiator, sash window to front and side.

Bedroom

16'09 x 11'09 (5.11m x 3.58m)

Window to side, radiator, open fireplace and two built in storage cupboards.

Bedroom

18'04 x 8'02 (5.59m x 2.49m)

Two windows to side, radiator and cupboard housing the water tank.

Laundry room

Storage unit with sink, electrics and lantern light.

Wc

Wc

Bathroom

7'07 x 6'07 (2.31m x 2.01m)

Window to side, radiator, bath and wash basin.

Store three

24'08 x 15'02 (7.52m x 4.62m)

This room can be accessed via the first floor or ground floor by a direct stairflight in store one. Window to side.

Outside and gardens

The property occupies a generous sized plot of around an acre with gardens to both sides and the rear. The majority is laid to lawn with various seating areas and beautiful flower beds. A shingled driveway provides ample off road parking, access to a detached garage with inspection pit and cartlodge measuring 13'03 x 8'02.

Services

We understand the property is connected to mains water, drainage and electric.

Council tax band - D

Tenure - Freehold



Road Map



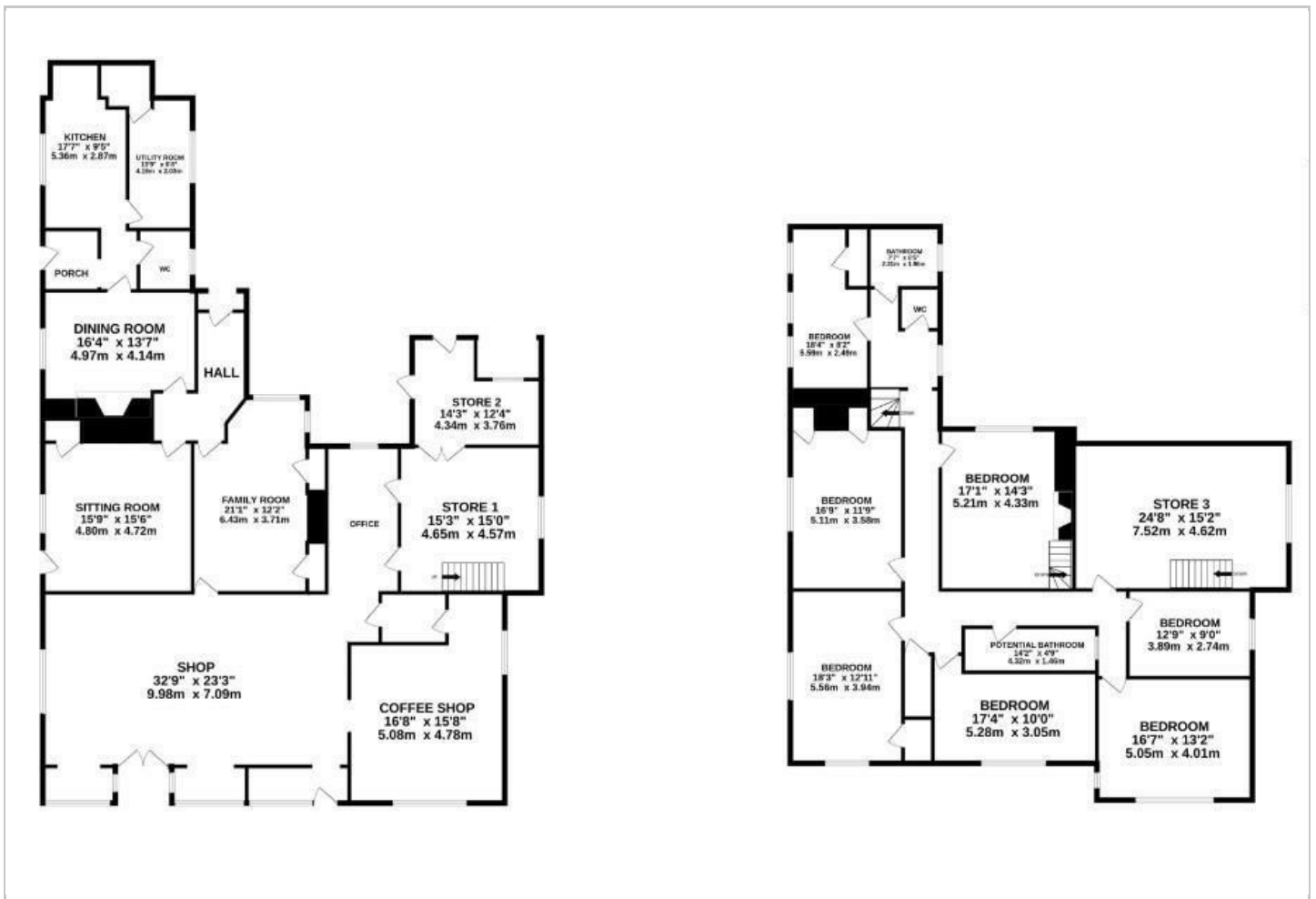
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Charles Wright Properties Office on 01394 446483 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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

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