



CharlesWright

PROPERTIES

Selling Properties the Wright Way



5 Station Road

Woodbridge, IP12 4AU

Guide price £875,000



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Description

An elegant Grade II listed early Georgian home, formally two properties, with outstanding views out to the River Deben and beyond. The property is conveniently positioned within walking distance of the Town centre and the River. The property dates back to the early 1700's and we believed the whole terrace was renamed in 1852 in celebration of Queen Victoria's 50th year of Reign. Historically the home was two cottages combined into one home with a tasteful extension added in 2008 creating versatile accommodation in excess of 3,000 sq. ft over three floors. The property enjoys a wealth of character including exposed beams, inglenook fireplaces with beautiful exposed brick and original sash windows.

Location

The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge also has a rail station with links to Ipswich which is on the mainline to London's Liverpool Street.

Dining room

16'04 x 14'10 (4.98m x 4.52m)

Front door, sash window to front, inglenook fireplace with log burner, exposed beams, storage cupboard and radiator.

Kitchen/breakfast room

15'10 x 10'10 (4.83m x 3.30m)

Sash windows to rear and side aspect, spiral staircase to the first floor, exposed brick wall, exposed beams, handmade kitchen with oak worktops above, integrated double oven, integrated hob, plumbing for a dishwasher, space for a fridge, pantry cupboard, radiator and tiled flooring.

Utility room

11'07 x 8'00 (3.53m x 2.44m)

Window to side, kitchen units with worktops above, plumbing for washing machine, plumbing for tumble dryer, American fridge/freezer, central heating boiler, heated towel rail, underfloor heating, low level wc and tiled flooring.

Sitting room

17'05 x 16'04 (5.31m x 4.98m)

Sash window to front, inglenook fireplace, storage cupboard, access to the cellar, radiator and carpet flooring.

Garden room

14'09 x 13'06 (4.50m x 4.11m)

Vaulted ceiling, oak framed with double glazed windows and doors to side aspect, tiled floor with under floor heating and oak stair flight to the office.

Gallied Office

14'09 x 8'07 (4.50m x 2.62m)

Velux window to side, open landing overlooking the garden room, carpet flooring and radiator.

First floor library landing

13'08 x 6'04 (4.17m x 1.93m)

Sash windows to rear, cherry wood book shelving, spiral staircase leading to the ground and second floor accommodation, radiator and carpet flooring.

Bedroom one

16'06 x 13'03 (5.03m x 4.04m)

Two sash windows to front, fireplace with wood mantel piece, radiator and carpet flooring.

Ensuite bathroom

Sash window to side, panelled bath, low level wc, pedestal wash basin, airing cupboard, radiator and carpet flooring.

Tel: 01394 446483

Bedroom two/drawing room

16'10 x 16'04 (5.13m x 4.98m)

Two sash windows to front, radiator and carpet flooring.

Shower room

Walk in shower cubicle, vanity unit with twin sinks, low level wc, heating towel rail, airing cupboard and tiled flooring.

Second floor landing room

16'01 x 9'11 (4.90m x 3.02m)

Sash window to rear, spiral staircase to the first floor, radiator and carpet flooring.

Cloakroom

Low level wc and wash basin.

Bedroom three

13'10 x 9'11 (4.22m x 3.02m)

Sash window to front, radiator and carpet flooring.

Bedroom four

13'07 x 9'11 (4.14m x 3.02m)

Sash window to front, radiator and carpet flooring.

Bedroom five

11'07 x 11'05

Sash window to side, built in wardrobe, radiator, vanity unit with wash basin and carpet flooring.

Services

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

Tenure: Freehold

Epc: exempt

Council tax band: E

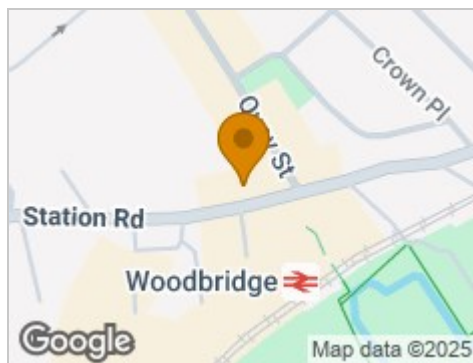
Agents note: We understand from our vendor that an annual parking pass in the car park opposite the home is currently being offered at approx. £350 per annum.

Outside and gardens

To the rear of the home is the well stocked beautiful walled garden with retained red brick raised flower beds and a water feature. A large patio terrace creates an ideal space for alfresco dining and is low maintenance. A side pedestrian gate gives access to the front of the home.



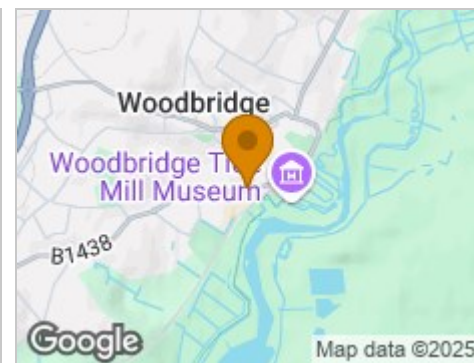
Road Map



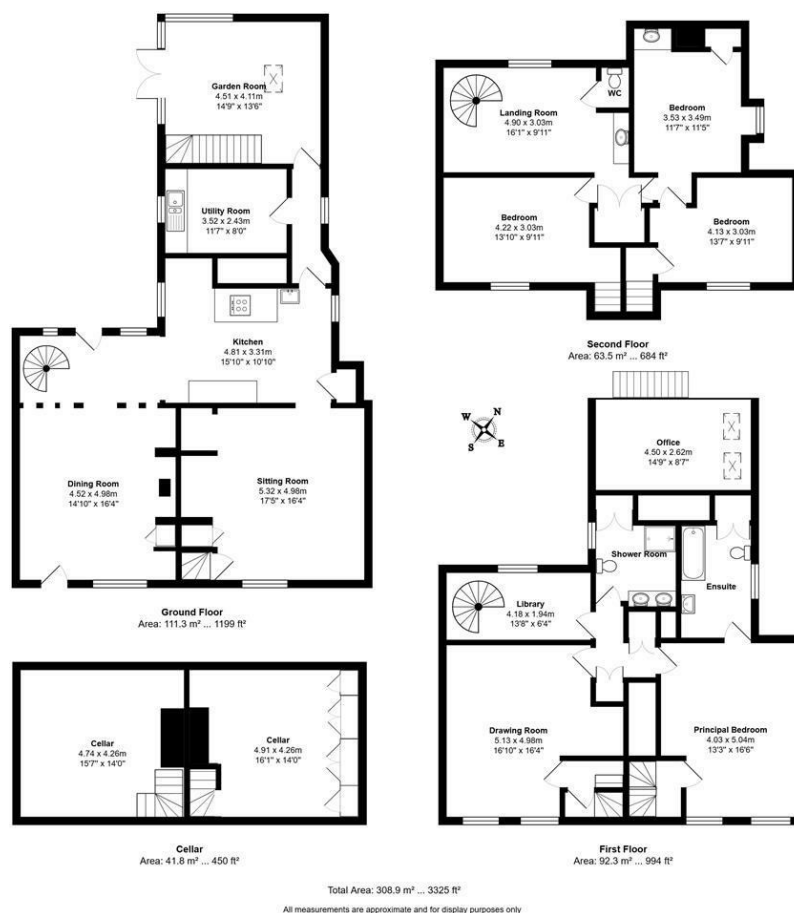
Hybrid Map



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.

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Energy Efficiency Graph

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