



**Grange Road, Wickham Skeith**

**Sheridans**







## Grange Road, Wickham Skeith IP23 8NG

Guide Price £599,995

Grade II Listed former hall house providing scope for improvement whilst enjoying a delightful rural setting all in about 1.5 acres (s.t.s)

Great Oak Farm is believed to date originally from 1398 and is Grade II Listed of Special Architectural and Historical Interest. The house is built of a timber frame which is part-plastered and whitewashed under a thatched roof. Internally the house was a former medieval open hall house and still retains many period features including open fireplaces, exposed timbers, mullion and transom windows and a crown post.

In need of an element of updating to modern day standards, the ground floor accommodation provides two well-proportioned reception rooms, kitchen/breakfast room as well as a large utility/cold room.

The first floor provides a spacious principal bedroom with views over the surrounding gardens and a walk-in wardrobe. There are a further two bedrooms and a newly remodeled and re-fitted shower room completing the accommodation.

### Outside

The house is approached over a private shared right of way with the farmer. The drive gives access around the

side of the house to parking and the garages. The house enjoys a delightful rural position with peace and quiet and views over the surrounding farmland. There are a range of outbuildings which include wood/potting/stores and an extensive timber framed barn in need of restoration but provides a development opportunity subject to the necessary consents being obtained. The gardens are mainly laid to lawn with two ponds and numerous established trees planted throughout the grounds which offer a high degree of privacy and seclusion. All in about 1.5 acres (s.t.s)

### Location

The house is situated in a rural setting surrounded by farmland. Positioned between Norwich and Ipswich, the village of Wickham Skeith is close to the towns of Diss, Eye and Stowmarket and the extensive facilities these towns provide including supermarkets, schools and leisure facilities. Diss, Stowmarket and Ipswich each have mainline rail connections to London Liverpool Street Station. There is a good choice of private schools in the county which include Orwell Park School just outside Ipswich and Old Buckenham Hall near to the village of Lavenham.

### Directions

From the centre of the village continue south along The Broadway and continue into Grange Road. Follow the

- Grade II Listed former medieval hall house
- Delightful rural setting
- Far reaching farmland views
- Range of outbuildings/garages
- Original features
- Extensive grounds extending to about 1.5 acres (s.t.s)
- Two receptions, snug
- Kitchen breakfast room, utility
- Three bedrooms, stylish new shower room
- Potential to improve

road and then slight right on to Oak Farm Lane. Follow the lane and the house will be found set back on the right.

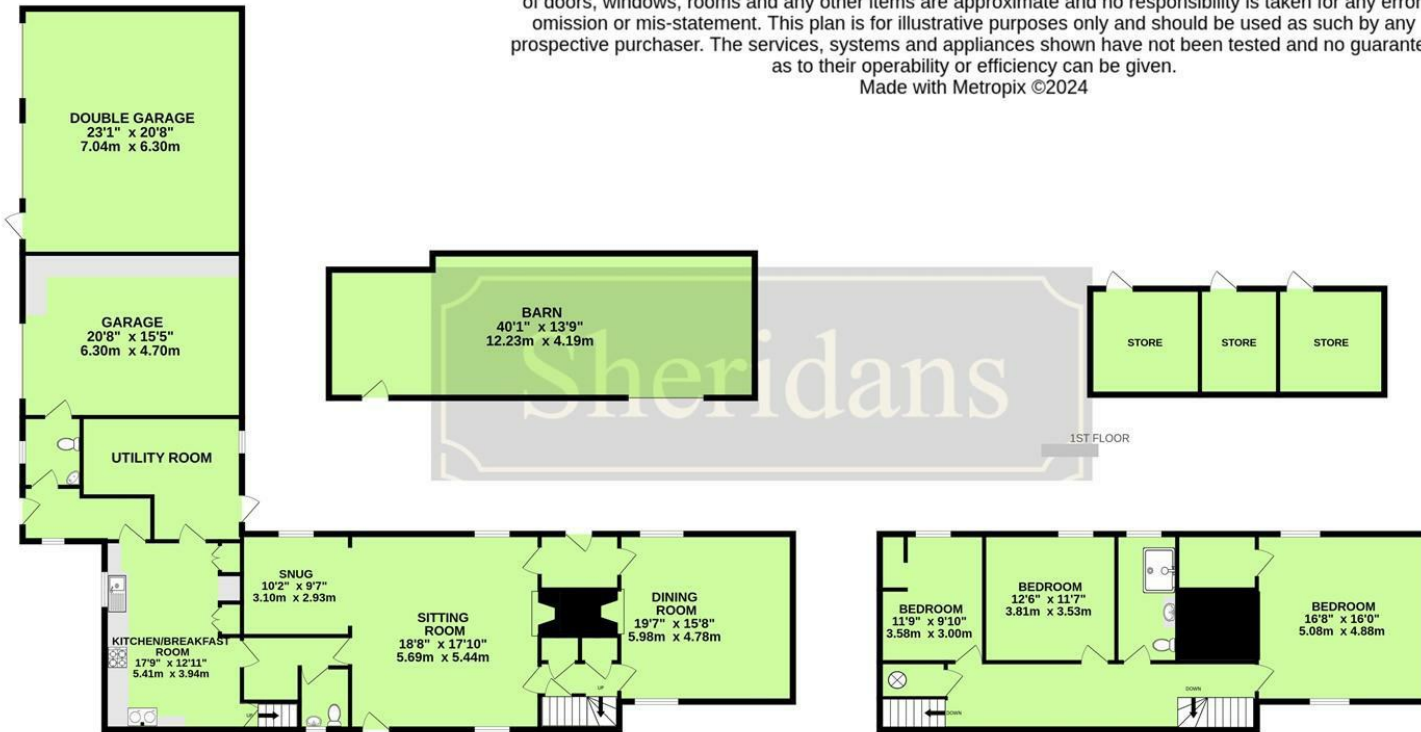
### Services

Mains water, electricity. Oil fired central heating. Private drainage. Council Tax Band: F. Grade II Listed.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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