



Greatwood House, Chalk Hill Lane, Great Blakenham, Ipswich, IP6 0FJ

welcome to

Greatwood House, Chalk Hill Lane, Great Blakenham, Ipswich

This stunning property is one of a kind and is offered for sale with NO ONWARD CHAIN!!

****GUIDE PRICE £1,650,000 - £1,700,000*****



Entrance Porch Area

7' 3" x 7' 3" (2.21m x 2.21m)

Covered porch with stone flooring, a door leading to the hall, oak supports and glazing.

Ground Floor:

Entrance Hallway/Dining Room

43' x 25' 2" max (13.11m x 7.67m max)

This stunning entrance hall encompasses luxury and boasts an Italian marble wraparound staircase with glass balustrade to the front, vaulted ceiling, double glazed windows to the front including gable ends and a large bay window, marble flooring throughout with under floor heating, wall papered walls, TV point, an oak glazed door leading to either bedroom and an open archway leading to the kitchen/lounge/diner.

Kitchen/Lounge/Diner

43' x 20' 1" (13.11m x 6.12m)

Stunning open plan room boasting a bespoke fitted kitchen with a range of eye and base level units in grey and burgundy with granite worktop surfaces, an inset one and a half bowl sink plus drainer with chrome mixer tap, a central island with granite worktops, ample storage underneath, an induction hob and suspended lights, an built in glass table with a fish tank underneath, a full wall of pantry cupboards, a triple oven, a steam oven, a microwave, integrated full height fridge and freezers, wine coolers, a dishwasher, a hot water tap, wall papered walls, a large airing cupboard, a door leading to the utility/walkway, marble flooring with under floor heating throughout, spot lights, a boiler room with a glazed door, bi-fold doors leading to the rear garden and open leading to the dining room and hall.

Utility Room

16' 3" x 9' 1" max (4.95m x 2.77m max)

French doors leading out to the garden, a further door leading to the front, a double glazed window to the side, base units in burgundy with granite worktop surfaces, space for a tumble dryer and washing machine, tiled flooring with under floor heating and spot lights.

Inner Hall

25' x 5' 2" (7.62m x 1.57m)

Double glazed windows to the front and rear, Herringbone wood effect flooring, spot lights, a door leading to the annex, a further door leading to the kitchen and doors leading to the front and

rear gardens.

Cloakroom

5' 5" x 3' 7" (1.65m x 1.09m)

Enclosed sink with chrome mixer tap, wall papered walls, an enclosed WC, spot lights, extractor fan and tiled flooring with under floor heating.

Playroom/Bedroom Five

17' 4" x 11' 8" (5.28m x 3.56m)

French doors leading to the garden, wood effect flooring with under floor heating, a storage cupboard and a door leading to the Jack & Jill bathroom.

Jack & Jill Bathroom

6' 5" x 6' 6" (1.96m x 1.98m)

A shower with glass enclosure and jetted shower, low level WC, vanity sink with chrome mixer tap, wall papered wall, carpet flooring, a door to to bedroom three and playroom.

Bedroom Three

16' 5" x 17' 5" (5.00m x 5.31m)

Stunning bedroom boasting a full height double glazed bay window to the front allowing in ample natural light, carpet flooring with under floor heating, a double built in wardrobe and a door leading to the jack & Jill bathroom.

First Floor:

Landing

Beautiful landing with a wraparound Italian marble staircase, fitted spot lights, up lighters, a glass balustrade wrapping around the entire landing, oak flooring throughout, double glazed windows to the front and a further double glazed bay window to the front.

Snug/Reception Room

41' 4" x 24' 6" (12.60m x 7.47m)

Full height double glazed bay window to the front, a suspended egg chair, further double glazed windows to the front, spot lights, a glass balustrade around the landing, oak flooring, wall papered wall, TV point, up lighters in the floor and views over woodland and the front of the property.

Master Bedroom

21' 2" x 16' 3" (6.45m x 4.95m)

Stunning, generous master suite boasting a double glazed Juliet

balcony to the front, a further double glazed window to the side, carpet flooring, one radiator, wall hung lights, wall papered walls, a ceiling fan doors to the en suite and walk in wardrobe.

Walk In Wardrobe

13' 2" x 8' 5" (4.01m x 2.57m)

Fully bespoke with spot lights and integrated exposed wardrobes with hanging rails.

En Suite

13' 1" x 7' 8" (3.99m x 2.34m)

Finished to a very high standard with fully tiled walls and flooring, a wet room with waterfall shower, a suspended enclosed WC, a bidet, hi and hers vanity units with standalone sinks and standalone chrome mixer taps, a sunken jetted bath with chrome mixer taps, spot lights, extractor fan, chrome heated towel rail and a double glazed window to the rear.

Bedroom Two

19' 1" x 19' 6" (5.82m x 5.94m)

Double glazed window to the front, carpet flooring, one radiator and a double built in sliding mirrored wardrobe.

Bedroom Four

13' 6" x 13' 3" (4.11m x 4.04m)

Double glazed window to the rear, wood effect flooring and double built in sliding mirrored wardrobes.

En Suite

9' 9" x 3' 8" (2.97m x 1.12m)

Stunning wet room with a waterfall shower, an enclosed WC, a suspended vanity sink, chrome heated towel rail, spot lights, extractor fan, a double glazed window to the rear and fully tiled walls and flooring.

Bathroom

13' 2" x 8' 7" (4.01m x 2.62m)

A large walk in shower with handle less glass enclosure, waterfall shower and further shower attachment, a roll top bath with standalone chrome mixer tap and further shower attachment, a bidet, low level WC, pedestal wash hand basin, chrome heated towel rail, spot lights, extractor fan, a wall papered wall and a double glazed window to the rear.



view this property online williamhbrown.co.uk/Property/IPS118936



welcome to

Greatwood House, Chalk Hill Lane, Great Blakenham, Ipswich

- Self-built by the current vendor in 2009
- Three bedroom annex, currently used as a holiday let
- No onward chain
- 43ft kitchen/diner with bi-fold doors
- Five double bedrooms in the main house

Tenure: Freehold EPC Rating: D

guide price

£1,650,000 - £1,700,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS118936](https://www.williamhbrown.co.uk/Property/IPS118936)



Property Ref:
IPS118936 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)