



The Studio Cherry Tree Road, Woodbridge IP12 4BL

welcome to

The Studio Cherry Tree Road, Woodbridge

A unique one of a kind, four bedroom detached property dating back to the 1900's, set in a secluded position, yet conveniently located for the town's wide range of shopping and recreational facilities.



Large Entrance Hall

With wood effect flooring, radiator, window and door to the front and a set of patio doors to the rear with views overlooking the garden.

Kitchen

12' 2" x 14' 5" (3.71m x 4.39m)

A cottage style kitchen, with bow window to the side and further window to the front. One and a quarter drainer sink with mixer tap over, tiled splashback, extractor, inset ceiling spotlights. "Esse" gas range with ornamental hood over, electric oven and hob, a range of base units and shelving, radiator, tile effect flooring. From the kitchen there is access to the...

Workshop

6' 4" x 13' (1.93m x 3.96m)

With obscure glazed door to the rear, power and light connected, wall mounted boiler and water tank. Base and wall mounted units together with shelving.

Utility Room

5' 9" x 7' 6" (1.75m x 2.29m)

Door to the side, range of wall and base mounted units, sink with drainer and mixer tap, tiled splashback, space for 2 appliances, water softener.

Dining Room

17' 10" Max. x 15' 6" Max. (5.44m Max. x 4.72m Max.)

A set of patio doors to the side with views overlooking the patio and pergola. Windows to the rear. Chimney with inset Montrose log burner, exposed floorboards, vaulted panelled ceiling, adjustable vintage pendant light, 2 radiators. A cast iron, antique, spiral staircase gives access to the...

Mezzanine

With a dormer window to the side, wall lighting, metal rail overlooking the dining room.

Bedroom

11' 2" Max. x 13' 1" Max. (3.40m Max. x 3.99m Max.)

An L shaped room, with windows to the side and rear, radiator, wood panelled ceiling. Access to the...

En-Suite

Walk-in shower, pedestal wash basin, low level WC, tiled splashback, obscure glazed window to the front, wall lights, radiator and Dimplex heater, heated towel rail, tile effect flooring.

Cloakroom

Window to the front, low level units, exposed floorboards, ample cloaks storage space for coats and shoes etc. door to the...

W.C.

With low level WC and pedestal wash hand basin with tiled splashback over, radiator, exposed floorboards, obscure glazed window to the front.

Bedroom

16' 8" x 10' (5.08m x 3.05m)

With Juliet balcony with views overlooking the front. Skylights to the rear, exposed beams, radiator, eaves storage, access into the...

En-Suite

With corner shower unit, skylight to the front, Juliet balcony to the side of the property. Heated towel rail, extractor fan, inset ceiling spotlights, pedestal wash basin and low level WC.

Lounge

11' 4" x 22' 3" (3.45m x 6.78m)

Accessed off of the main entrance hall. Bow window to the front, patio doors to the rear, a Montrose log burner set on a tiled hearth with ornate fire guard, 2 radiators. Door to an...

Inner Hall

With doors to Bedrooms and the main family bathroom.

Bedroom

9' 11" Max. x 11' 9" Max. (3.02m Max. x 3.58m Max.)

Bow window to the front with radiator under, large vertical window to the side.

Bedroom

9' 10" Max. x 11' 9" Max. (3.00m Max. x 3.58m Max.)

Window to the rear, large vertical window to the side, radiator. Currently used as a dressing room.

Family Bathroom

Obscure glazed window to the side. Walk-in shower with rain effect showerhead and hand held, Aquaboard surround, tiled floor and partially tiled walls, inset ceiling spotlights, extractor fan, low level WC with concealed cistern and storage under, feature wall lighting, heated towel rail.

Outside Front

The property is approached via a 50 metre, partially shingled, driveway giving access to the cart lodge and garage. The front garden is secluded from the main road by hedging and mature trees, providing privacy. The rear garden is accessed from either side of the property.

Rear

The garden is divided into different sections, including seating areas, one of which is a courtyard style area with pergola over. This gives access to the central part of the garden with a selection of mature plants, shrubs, and trees. There is also a kitchen garden. To the rear there is a log store and outside sockets.

Garage & Carport

With split door, power and light connected.

Summerhouse

With decked seating area. Power connected.



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welcome to

The Studio Cherry Tree Road, Woodbridge

- Unique One of a Kind Detached Property
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Ample Living Accommodation
- Character Features

Tenure: Freehold EPC Rating: D

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108988 - 0003

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