



FORD HOUSE

2 HIGH STREET, WANGFORD



A handsome family home situated at the end of a no-through road only 3.5 miles from the popular coastal town of Southwold boasting approximately 3.5 acres of grounds (STs).

Ford House is a completely charming period family home believed to partly date back to 1708. The house enjoys elegant and light filled rooms, typical of the period, and the architectural detail one would expect of a Georgian home. Approached by a quiet country lane, the house is set back behind an in-and-out driveway and surrounded by mature trees, creating a feeling of privacy and seclusion.

Interestingly, Ford House has historically been the home of a number of doctors, with part of the house previously being used as a Doctors Surgery. In addition, The Honourable Agnes Eden (believed to be Anthony Eden's aunt) lived here from about 1908 to about 1935.

On entering Ford House, you are welcomed in via the frontage double doors which open out into the main entrance hallway. Here at the front of the house you will find three of the five principal reception rooms. To the back of the house is a spacious kitchen/breakfast room measuring close to 12m in length, alongside two further reception

rooms and a range of ancillary rooms. These ancillary rooms include a pantry, WC, utility rooms and connecting hallways.

Stairs rise from the main reception hallway, up to the first floor where you will find the bedroom accommodation. The bedrooms are of a pleasing scale, with an adaptable layout. A spacious principal bedroom is dual aspect and complete with large en suite bathroom. There are five more double bedrooms on the first floor alongside an ensuite bathroom, main shower room and an additional WC.

Drawing your attention to the floorplan, you will see a substantial cellar comprising three areas – perfect for a wine collection or general storage. (Please note that the cellar has restricted head height throughout).

OUTSIDE

The house is nestled behind a low brick wall, which highlights the in and out driveway in front of the house. A driveway to the side of the house provides access to an



expanse of off-road parking and a carport.

The large south-facing patio is a beautiful spot to enjoy the views and for eating and drinking outside all year round. The immediate surrounding gardens are laid primarily to lawn, with an extensive vegetable garden at one side of the house for self-sufficient living. Beyond the vegetable garden is a further expanse of lawn which is left to be more wild and rustic to benefit the abundance of wildlife that can be found throughout the garden.

Additionally, there are multiple outbuildings for storage, including a carport and garden room, alongside a surfaced tennis court to the western extremity of the grounds – perfect for tennis lovers!

In all the gardens and grounds extend to approx. 3.5 acres (STS).

LOCATION

The property can be found on the High Street that runs through the village of Wangford. Although on the High Street, Ford House is situated at the end of a no-through road adjoining the Priory Marshes and St Peter & St Paul's Church, offering a secluded yet well-located village setting.

The Suffolk coast is one of the UK's best-loved holiday destinations thanks to its spectacular beaches and coastal towns (most notably Southwold which is 4 miles away), beautiful countryside and also superb places to eat and drink. In Wangford and the neighbouring village of Wrentham there are good pubs, food shop, Post Office and a range of other amenities. The larger town of Beccles has a broader range of shops and services,

including some notable antiques and vintage shops, alongside a train station connecting to Norwich and Ipswich.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE - FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band - G

EPC - E

SERVICES

Mains electricity, drainage and water are connected. Oil Fired Central Heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





IMPRESSIVE
PERIOD
HOME







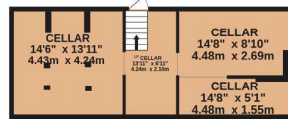




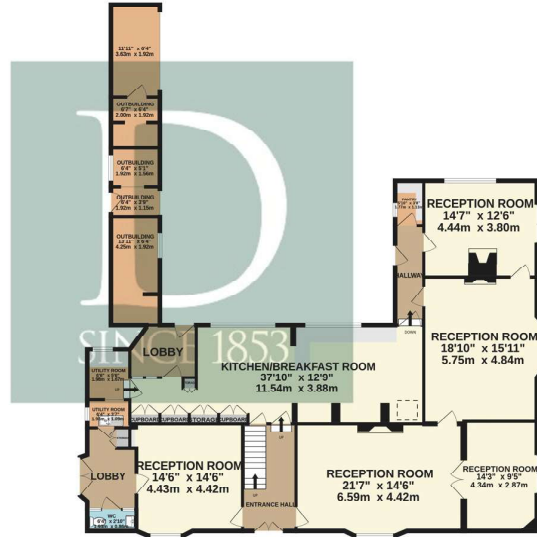
CARPORT & OUTBUILDINGS
465 sq.ft. (42.3 sq.m.) approx.



CELLAR
491 sq.ft. (45.6 sq.m.) approx.



GROUND FLOOR
2108 sq.ft. (195.8 sq.m.) approx.



1ST FLOOR
1807 sq.ft. (167.9 sq.m.) approx.



TOTAL FLOOR AREA : 4861 sq.ft. (451.6 sq.m.) approx.

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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