



South Lodge
Witnesham | Ipswich | Suffolk | IP6 9EZ

CHARMING LODGE



There are multiple useful outbuildings and plenty of parking at South Lodge. This charming gate house with original features such as Gothic windows, Suffolk latch doors and open fireplaces is set in gorgeous mature grounds just a few minutes from the sought after village of Witnesham. The layout of the reception rooms offers flexibility of use in addition to the two double bedrooms and two bathrooms.



KEY FEATURES

- Beautiful Detached Former Lodge House
- Exquisite Gothic Arched Windows and Doorways
- Delightful Grounds With An Array Of Useful Outbuildings
- Two Comfortable Bedrooms En Suite and Family Bathroom
- En Suite and Family Bathroom
- Spacious Kitchen Breakfast Room
- Useful Study/Home Office
- Lovely Drawing Room and Conservatory
- First Floor Attic Room
- No Onward Chain

Approached by a gravel drive with plenty of off-road parking for around four vehicles, in front of the larger of the outbuilding which offers space for one vehicle. The wooden front door opens into a lobby with space for coats storage. Doors to

Lounge

This living room consists of two areas, one of which is currently being utilised as a bedroom but would be ideal as a dining room and has an open fire. The other area, through the gothic shaped arch is a traditional lounge with a wood stove in the fireplace. There is a further wooden door to the outside which is currently not in use. The gothic arched windows are to all four sides.

Family Bathroom

Suite comprising bath and vanity cabinet with integrated WC and basin. Heated towel radiator. Cupboard with space for washing machine and tumble dryer. Large airing cupboard with water tank and shelving.





KEY FEATURES

Bedroom

A carpeted room with window to the side. Wooden door concealing staircase to First floor room with pitched ceiling and built in storage. There are two doors providing access to eaves storage. This room could be converted into a study or dressing room.

Kitchen Dining Room

Wood fronted cabinets provide storage in base cupboards under laminate worktop and there are a few eye level cabinets. A one and half bowl sink is positioned under the window with a tiled splashback. Built in one and a half electric oven, electric hob with extractor over. Space for dishwasher. American style fridge freezer. Glazed door to back garden.

Glazed door to Conservatory

Modern gothic style windows have been incorporated to complement the style of the property. Double doors to the garden.

Bedroom

A dual aspect double room with door to En-Suite Shower Room

A metro tiled room with glass shower cubicle, low level Wc, basin and heated towel radiator.

























INFORMATION



Directions

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///dictation.banter.engineers](http://dictation.banter.engineers)

Services, District Council and Tenure

Oil Fired Central Heating, Wood Burning Stoves

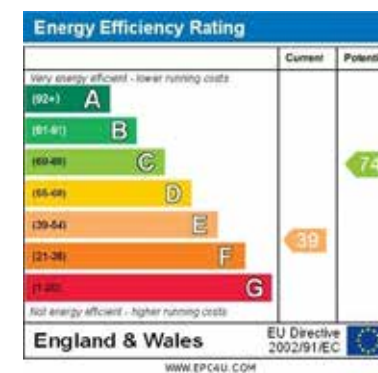
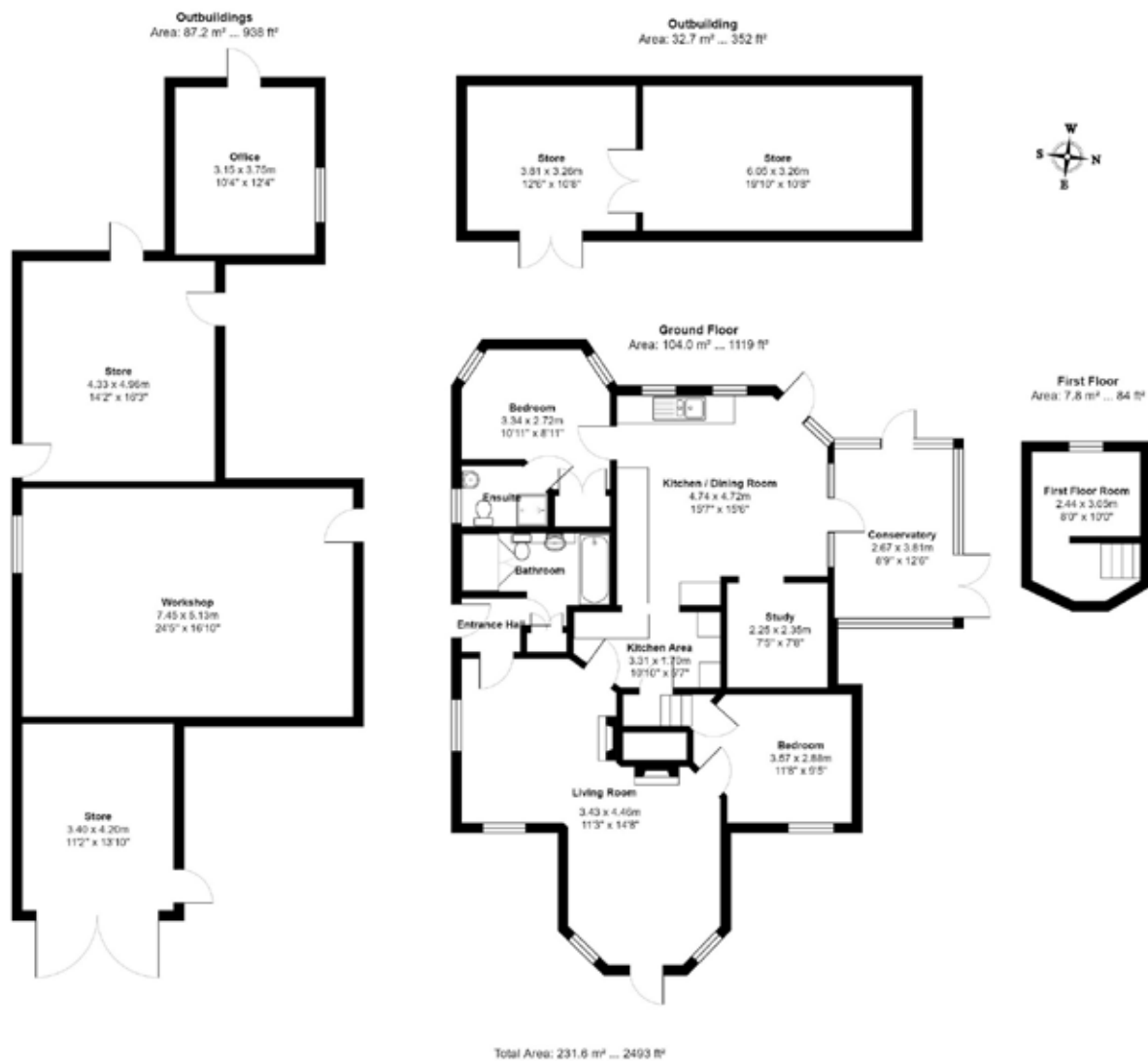
Mains Electricity, Water, Private Drainage

Broadband Available –please checkwww.openreach.com/fibre-checker for other providers

Mobile Phone Reception - Varies depending on network provider. Please see www.ofcom.org.uk to check for your provider.

East Suffolk District Council – Band C

Tenure: Freehold



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