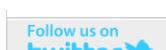


GREATWOOD HOUSE GREAT BLAKENHAM



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GREATWOOD HOUSE GREAT BLAKENHAM

Guide Price £1,650,000



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- STUNNING RECEPTION HALL
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- AMAZING KITCHEN/DINING/LIVING SPACE
- UTILITY & PLAYROOM
- SEVEN BEDROOMS & FIVE BATHROOMS
- MAGNIFICENT FIRST FLOOR SITTING ROOM WITH BAY WINDOW
- SUPERB 3 BEDROOM ANNEX
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GREATWOOD HOUSE GREAT BLAKENHAM

SITUATION: Greatwood House is located close to the easily accessible village of Great Blakenham offering total seclusion, nestled within approximately 8 acres of woodland with fast and easy access to the A14 leading to the A12, approximately 3 miles form the county town of Ipswich with main line rail link to London's Liverpool Street and offering a wide range of everyday shopping and recreational amenities.

A stunning, contemporary country house, built to the highest standards by a renowned local building company, to provide extensive, stylish and versatile, well planned accommodation. The main house has a magnificent open feel with impressive room spaces including the reception hall, dining room, sweeping staircase, a stunning live-in kitchen/dining/family room leads directly to the garden. On the first floor there is an amazing sitting room with large circular bay window overlooking the treetops. A particular feature of the house is the well appointed, income generating three bedroom annex, but ultimately suited to multi generational living. The gardens, grounds and woodlands surround the property with sweeping lawns, mature deciduous woodland, rarely available.

ENTRANCE VESITBULE: handmade oak timber frame, glazed windows, paved floor, leading to heavy oak entrance door and side lights.

VAULTED RECEPTION HALL/DINING ROOM: 43' x 26' (13.11m x 7.92m) Stunning sweeping marble and glass staircase, vaulted ceiling, arched window, high quality marble floor tiling throughout.

DINING ROOM: Pelmet lighting, superb extensive curved bay window with views over woodland beyond.

KITCHEN/DINING/LIVING ROOM: 43' 0 " x 19' 4" (13.11m x 5.89m) Extensive range of contemporary style high gloss storage cupboards, solid granite worktops inset with one and a half bowl sink unit with flexi mixer tap, fitted water softener, range of built-in ovens, fridge/freezer and dishwasher, further central workstation with hob overlooking the breakfast table and living space, inset spotlighting and task lighting, attractive marble floor tiling, large wide window with views over the drive and woodland, leading to the living space with patio doors opening to the garden, central adjustable tv, door leads to the ground floor cloakroom and utility room.

UTILITY ROOM: 9' 2" x 7' 8" (2.79m x 2.34m) Matching high gloss base units with granite worktop inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, attractive marble tiled floor, glazed French doors opening to the garden, further window to the side aspect.

PLAYROOM: 16' 5" x 12' 2" (5m x 3.71m) Built-in storage cupboard, wood effect flooring, French doors opening to the garden, also suitable for use as a bedroom.

SHOWER ROOM: Low level wc, vanity unit inset ceramic sink with mono mixer tap, shower enclosure with curved glazed screen, doors to both the playroom and ground floor bedroom.

GROUND FLOOR BEDROOM: 18' 3" x 17' 6" (5.56m x 5.33m) large curved feature bay window with views over woodland.

FIRST FLOOR SITTING ROOM: A fabulous room with enormous amounts of space, solid engineered oak flooring, inset spotlights, tv point, window to the side aspect, extensive feature bay window overlooking woodland and beyond.

BEDROOM 4: 19' 0 " x 17' 11" (5.79m x 5.46m) Built-in double wardrobe with sliding mirrored doors, inset fitted shelves and hanging rail, windows with views to the side.

ADJACENT BATHROOM: 13' 5" x 8' 9" (4.09m x 2.67m) Contemporary white suite comprises sculpted deep bath with side mixer tap, pedestal wash hand basin with mono mixer tap, low level wc and enormous walk-in shower with fixed glazed screen, metallic effect mosaic wall tiling, inset spotlights, window overlooking the rear garden.

BEDROOM 2: 13' 7" x 13' 8" (4.14m x 4.17m) Built-in double wardrobe with sliding mirrored doors, herringbone effect flooring, window overlooking the rear garden.

EN-SUITE: Contemporary white suite comprises low level wc with concealed cistern, wall mounted vanity unit with inset ceramic wash hand basin with mono mixer tap and storage drawers below, walk-in shower enclosure, slate and stone effect wall tiling, window to the rear aspect.

GREATWOOD HOUSE GREAT BLAKENHAM

BEDROOM 1: 21' 3" x 18' 8" (6.48m x 5.69m) Extensive walk-in wardrobe with hanging rails, feature wall light points, bright and airy room with large window overlooking the garden, glazed French doors overlooking woodland to the front,

EN-SUITE BATHROOM: 13' 5" x 7' 9" (4.09m x 2.36m) Luxurious bathroom suite comprises inset jacuzzi bath, travertine tiling throughout, fitted worktop inset with twin wash hand basins with mono mixer taps, low level wc and bidet, large walk-in shower with travertine tiling, tiled floor, window overlooking the garden.

REAR ENTRANCE HALL: Gives independent access to the annex and to the main house, further door leads to the garden.

THE ANNEX:

KITCHEN/DINING/LIVING SPACE: 25' 2" x 18' 2" (7.67m x 5.54m) Beautifully finished with light wood effect flooring, inset spotlights, contemporary style kitchen with base and wall mounted units, fitted worktops inset stainless steel sink with mono mixer tap, built-in stainless steel and glass fan assisted oven with black glass ceramic hob above, stainless steel extractor connected over, dishwasher, French doors open directly to a private garden.

ENTRANCE & INNER HALL: Half glazed independent entrance door, light wood effect flooring.

MASTER BEDROOM: 12' 0 " x 12' 0 " (3.66m x 3.66m) Door leading to the en-suite, window to the side aspect.

EN-SUITE: Contemporary suite comprises vanity unit with inset ceramic wash hand basin with mono mixer tap, low level wc, walk-in shower enclosure with stone effect floor tiling and fixed glazed screen, spotlights, towel radiator, extractor fan.

BEDROOM 2: 12' 0 " x 12' 0 " (3.66m x 3.66m) window to the front aspect.

BEDROOM 3: 11' 0 " x 10' 10" (3.35m x 3.3m) Built-in double wardrobe with glass and mirror sliding doors, light wood effect flooring, window to the front aspect.

SHOWER ROOM: Low level wc, vanity unit with ceramic wash hand basin with mono mixer tap and storage cupboards below, generous walk-in shower enclosure with tiled floor, extractor fan, towel radiator.

OUTSIDE: The property is approached via a long gravel drive, open to an extensive parking and turning area and giving access to the triple garage 28'8" x 21'5" large wide up and over door, power and light connected, personal door to the front, barn style exterior. The drive continues to the front of the house, vehicular access leads to various parts of the established woodland. Formal gardens are predominately to the side and rear of the house with open sweeping lawns, leading directly to further established woodland. Immediately to the rear of the house there is a large paved terrace for alfresco dining, brick built BBQ. Established woodlands more or less surround the property extending to approximately 8 acres.

POSTCODE: IP6 0FJ

ENERGY RATING: D - 66

VIEWING: By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com

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