



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 1 Grange Cottage Ramsholt Road

Alderton, Woodbridge, IP12 3AG

**Guide price £400,000**



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## Description

An attractive Grade 2 listed house, formerly the farmhouse but now two properties, set in a semi rural location with farmland views to the west of the village at Alderton. The property accommodation has been built with split half levels and a cellar and attic room. The property retains some attractive features with attractive fireplaces, balustrade and doors.

## Location

The Village of Alderton is situated on the Bawdsey peninsular some 8 miles south of Woodbridge and offers a few of amenities including a village shop, The Swan Public house and St Andrews Church. It close to the Bawdsey with its sailing facilities and the foot ferry to Felixstowe, that runs from Easter to October. Ramsholt Arms, on the River Deben is approximately 2.5 miles away.

The market town of Woodbridge is located on the tidal waters of the River Deben, with superb sailing and rowing facilities. It offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. It also has excellent schools in both the State and private sector and its own railway station with direct links to Ipswich which is on the mainline to London's Liverpool Street.

## Reception Hall

Stair flight to first floor and lower ground floor.

## Cloakroom

4'11 x 2'10 (1.50m x 0.86m)

Sealed unit double glazed window to side, low level wc, part panelling and radiator.

## Cellar

18'6 x 15'8 (5.64m x 4.78m)

Houses the oil fired boiler and hot water tanks

## Kitchen/breakfast Room

18'2 x 13 (5.54m x 3.96m)

Sealed unit double glazed windows to rear and side. Half glazed door to garden. Fitted units incorporating stainless steel sink unit and single drainer with cupboards and drawers under and plumbing for automatic washing machine and dishwasher. Built in four ring electric hob and oven under. Wood floor and radiator

## Sitting Room

18'8 x 16 (5.69m x 4.88m)

Sealed unit double glazed window to front and French doors, open fireplace with wooden surround and brick hearth. Wood floor and two radiators.

## Lower first floor landing

Radiator

## Bedroom One

13'1 x 11 (3.99m x 3.35m)

Sealed unit double glazing window to rear, pine floor and radiator.

## Cloakroom

4'10 x 2'8 (1.47m x 0.81m)

Low level wc, wall mounted wash basin and radiator.

### **Bathroom**

6'8 x 6'6 (2.03m x 1.98m)

Panelled bath with independent shower unit, vanity unit with sink and drawer under.

### **Upper first floor landing**

### **Bedroom Two**

16'8 x 9'3 (5.08m x 2.82m)

Sealed unit double glazed window to rear, pine floor and radiator.

### **Bedroom Three**

13'5 x 6'6 (4.09m x 1.98m)

Sealed unit double glazed window to front, built in wardrobe, pine floor and radiator.

### **Attic Bedroom Four**

16'8 x 11'10 (5.08m x 3.61m)

Eaves windows to front and rear, built in cupboard and night storage heater.

### **Outside and gardens**

The property is situated in an idyllic rural location surrounded by farmland and set in mature landscaped gardens of a third of an

acre in need of attention. The garden lies to the side and rear of the property which is south facing. To the rear of the property is a ornamental pond with specimen shrubs and mature trees. There is off road parking to the side, as well as parking at the front.

### **Services**

We understand mains electric and water are connected to the property, with a private drainage system.

Tenure: Freehold

EPC: Band E

Council Tax: Band D

Local Authority: East Suffolk Council.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 1 Grange Cottage, Aderton, Suffolk, IP12 3AG



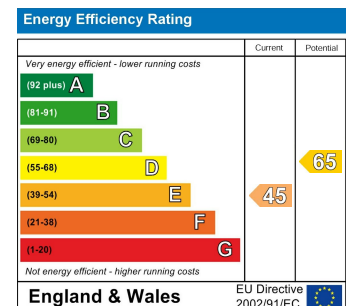
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## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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