



GRANGE LODGE

WITHERSDALE STREET, MENDHAM, IP20 0JG



An elegant and charming unlisted period house with versatile accommodation and delightful gardens and grounds of 3.16 acres.

The property is a delightful and charming unlisted period house with elegant symmetrical front facade. It has been in the same ownership for over 40 years and has been a much-loved family home. Located in a sought-after and convenient semi-rural position with field views to the front and its own field to the rear, the property provides a delightful opportunity for those seeking space and character features including internal window shutters on all windows, whilst remaining convenient for local amenities.

benefit from fitted wardrobes. The vendors extended the first floor to create a spacious bathroom with separate shower cubicle and there is a further w.c.

Externally the property has a gravel carriage driveway leading to timber gates that give access to further parking and the gardens. There is a detached outbuilding that is currently a workshop and a double garage beyond. It is considered the outbuilding offers potential for conversion to an annexe or studio subject to planning permission.



The front door opens to the entrance hall with stairs rising to the first floor. There is a dining room to one side and an impressive double aspect sitting room with feature fireplace to the other. Across the entire back of the house is a superb triple aspect reception room which is multi-functioning and perfect for entertaining. It connects with the kitchen which is fitted with a comprehensive range of wall and base units. Off the kitchen is a useful conservatory/boot room. On the first floor are four bedrooms arranged around a spacious landing. Two

The gardens and grounds are a real highlight of the property. Immediately to the rear of the house is a large patio for alfresco entertaining. The principal garden is laid largely to lawn, interspersed with a wide array of established trees and shrubs including Wisteria and Camellia. There is a vegetable garden and beyond, a five bar gate leads into a large field bordered by mature poplars, with a pond in one corner.

**SERVICES:** Mains electricity, water and drainage. Oil fired central heating. (Please note the services



4

3

1

3.16

2





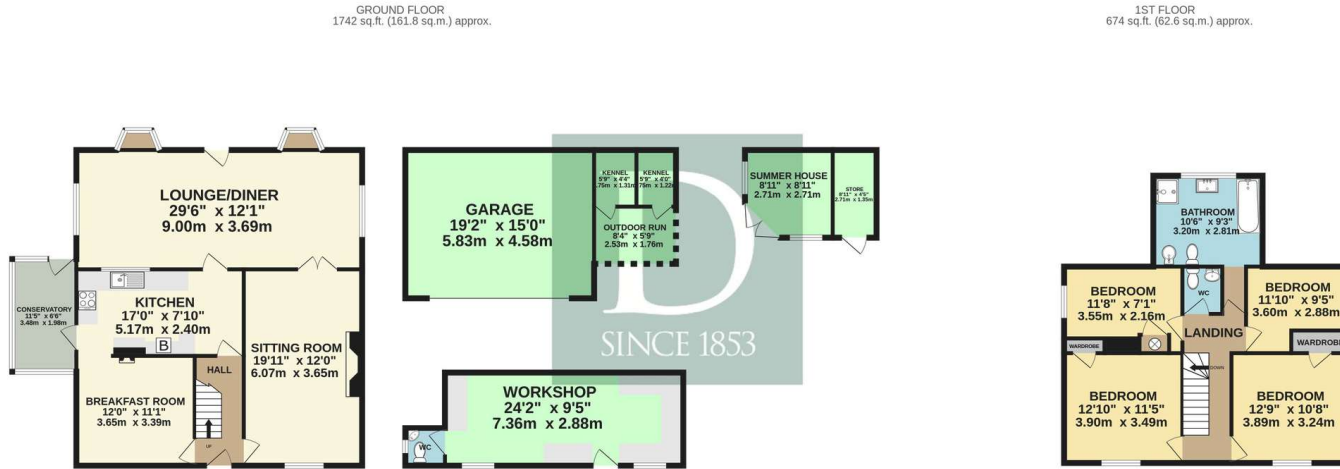


DELIGHTFUL  
GROUNDS OF  
3.16 ACRES  
INCLUDING A  
FIELD





## FLOOR PLAN



TOTAL FLOOR AREA : 2416 sq.ft. (224.4 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.  
Made with Metropix ©2026

## LOCATION

Located on the Suffolk bank of the River Waveney is the attractive village of Mendham, The parish includes the hamlet of Withersdale Street. Central to Mendham is the Sir Alfred Munnings Pub. The thriving market town of Harleston is approx. 2.8 miles away with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, a primary and secondary school both of which have Good Ofsted ratings, two hotels, a number of cafes, restaurants and pubs.

## LOCAL AUTHORITY

Mid-Suffolk and Band E

## VIEWINGS

Strictly by prior appointment with the vendors sole selling agents, Durrants on 01379 852217

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

**Durrants and their clients give notice that:**

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : 01379852217

Email : [harleston@durrants.com](mailto:harleston@durrants.com)

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD | MAYFAIR



PLEASE RECYCLE

[WWW.DURRANTS.COM](http://WWW.DURRANTS.COM)