



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH STREET, WICKHAM MARKET, IP13 0RQ

TENURE : FREEHOLD

GUIDE PRICE £850,000

- Substantial Family Home
- Annexe Potential
- Oil-Fired Central Heating
- Holiday-Lets Onsite
- Grounds Approaching 2 Acres
- Double Glazing

THE ACCOMMODATION



Kitchen/Diner 7.98m x 6.90m (26' 2" x 22' 8")
(Max measurements provided)

Family Room 8.20m x 3.58m (26' 11" x 11' 9")

Cloakroom

Fitted with WC and wash basin, and plumbing for washing machine.

Study / Studio 6.70m x 4.25m (22' x 13' 11")
(Max measurements provided)

Kitchenette 3.34m x 3.00m (10' 11" x 9' 10")

Living Room 6.41m x 5.90m (21' x 19' 4")



Bedroom Six & En-Suite 3.31m x 2.40m (10' 10" x 7' 10")

(Bedroom measurement only) En-Suite fitted with shower enclosure, WC and wash basin.

Bedroom One & En-suite 5.24m x 3.78m (17' 2" x 12' 5")

(Bedroom measurement only) En-Suite fitted with a double sink unit, free-standing bath and WC.



Bedroom Two 3.58m x 3.49m (11' 9" x 11' 5")

Bedroom Three 3.57m x 3.49m (11' 9" x 11' 5")

Bedroom Four 3.55m x 2.57m (11' 8" x 8' 5")

Bedroom Five 3.66m x 2.42m (12' x 7' 11")

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over.

Holiday Let Accommodation

Living Room 6.40m x 5.88m (21' x 19' 3")
(Max measurements of L-shaped room provided)

Bathroom

Fitted with free-standing bath, shower enclosure, WC and wash basin.

Bedroom 4.05m x 3.93m (13' 3" x 12' 11")
With balcony and linking lockable door back to the main house.

THE PROPERTY & LOCATION

A superb detached residence offering a spacious family home and multiple connotations either holiday-lets or annexes, and generous gardens approaching two acres with paddocks for the sheep, a private area currently with a shepherd's hut and hot tub (both potentially available by seperate negotiation). Overall there's over 3865 square feet of accommodation. Properties of this nature are rarely available and as such early inspection is essential.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe and regular bus services to Ipswich and Aldeburgh.

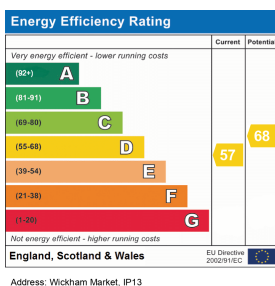


TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : G

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given