



**Walnut Thatch, Wenham Lane, Great Wenham, CO7 6PJ – Asking Price of £795,000**  
Grade II Listed Detached Family House Situated In The Village Of Great Wenham





## INTRODUCTION

\*OPEN HOUSE SATURDAY 21ST BETWEEN 11AM-1PM\* Available with No-Onward chain this substantial detached Grade II Listed property situated within just over 1.45 acres of garden. Offers an abundance of living space including a grand Entrance Hall with a feature log burner, Garden Room glazed to three sides a generous principal bedroom suite and detached garage. All within the village of Great Wenham in easy reach of transport links and facilities in the nearby village of Capel St Mary. Call to arrange a viewing today.

## INFORMATION

a Grade II listed property dating in parts from the C16 of timber frame construction under a pan tiled roof, the property has later extensions to the side (NE) and C20 extensions forming porches to the front and rear. The property benefits from oil fired central heating (2500 litre tank (boiler in garage fitted 2022)) to radiators throughout, secondary double glazing to a large proportion of ground and first floor windows, some loft insulation an open fire in the drawing room and log burner in the entrance hall. Drainage is via a modern private drainage system (installed 2011) to the rear of the garage. Mains water and electric are connected to the property. Please be aware the driveway providing access from the North enjoys a right of access over but no ownership of the concrete track from Wenham Lane.

## DIRECTIONS

from the A12 take the East Bergholt turn heading North and turn right onto the B1070 towards Hadleigh, pass through the village of Holton St Mary and after just over a mile turn right onto Acacia Road, take the next right onto Wenham Lane and the property can be found on the right-hand side just past the village church. Extensive driveway parking, in and out driveway.

## GREAT WENHAM

is a hamlet with a local public house (The Wenham Queen) and Church and is situated approx. 2 miles from Capel St Mary which offers a range of shops and take-away restaurants, doctors surgery, primary school, dentist, petrol station, garden centre & restaurant and is approx. 20 minutes drive from Manningtree mainline station. Further amenities can be found in the County town of Ipswich (approx. 7 miles) or Colchester (approx. 10 miles) both of which have a mainline station with journey times to London Liverpool Street of approx. 70 minutes and 60 minutes respectively.

## SERVICES

- Mains electric, water and broadband are connected to the property
- Local Babergh District Council contact 0300 123 4000
- Council Tax Band – F (£3,080.55)
- Energy Performance Rating – N/A
- High Speed broadband available via Openreach ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- 5G mobile phone coverage is available via EE, O2, Three and Vodafone ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

## NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



## ACCOMMODATION

over two floors of extensive and flexible living space, on the ground floor:

### GROUND FLOOR ENTRANCE HALL

18'01 x 12'06 windows to the front and rear and entrance door with historical lock from the front porch, principal entrance via an Oak front door from the driveway. Log burner being the focus of the room, plant cupboard to the side contains the hot water cylinder. Double doors open through into the:

### DRAWING ROOM

19'04 x 16'08 triple aspect windows to the front, side and rear. The room is focused on a brick fireplace with herringbone brick hearth and open fire, exposed beams and wall light points, panel glazed door to the rear through a vestibule (6'01 x 4'03) with a glazed door to the side into the:

### GARDEN ROOM

15'08 x 11'01 glazed to three sides with a brick floor and vaulted ceiling, double doors open into the stunning South West facing garden. Low level radiators to the walls, lighting and power present.

### KITCHEN

13'07 x 7'11 window to the rear overlooking the full extent of the garden, base units to the rear and front with space for a fridge freezer and oven, further space and plumbing for a dishwasher, granite effect work surfaces to the front and rear with inset stainless-steel sink and drainer. Open plan through exposed beams into the:

### BREAKFAST-UTILITY ROOM

12'00 x 7'11 windows to the side and rear, stable door to the rear terrace and garden. Range of built in storage cupboards to the front and rear walls, section of worktop and further space and plumbing for a washing machine.





### SNUG

13'09 x 9'07 window to the front, doors from both the entrance hall and sliding door from the kitchen into this cosy space, sliding pocket door into the:

### STUDY

11'09 x 7'10 windows to the front and side bringing in an abundance of light to the room.

### REAR HALL

16'02 x 4'06 accessed from the terrace or entrance hall, with exposed floorboards and doors to a deep cupboard to the aide under the stairs and:

### CLOAKROOM

7'08 x 5'10 split into two distinct spaces the first with hanging space, window to the side and a wash basin, door to the w/c with a further window to the side.

### ON THE FIRST FLOOR:



### FAMILY BATHROOM

8'08 x 5'01 (taken in an L-shape) window to the front of a quirky bathroom, inset bath to the side, w/c, towel rail, wash basin with mirror and light over

### LANDING

9'11 x 8'03 with doors to all rooms, loft access, airing cupboard to the front and stairs returning through 180 degrees with a window to the side

### BEDROOM ONE

19'04 x 16'09 triple aspect bedroom with windows to the front, side and rear overlooking the garden, built in wardrobes to the side and a wash basin with mirror over, door into the side landing (7'01 x 6'09) with window to the rear, wardrobe to the front and door through into the:

### EN-SUITE

8'09 x 6'04 low level window to the front, corner power shower cubicle with tiled walls, heated towel rail, w/c, wash basin and storage under. Extractor fan and central light





## BEDROOM TWO

17'11 x 13'03 dual aspect windows to the front and rear filling the space with light, exposed beams, pedestal sink to the side and further wardrobe to the rear

## BEDROOM THREE

9'06 x 7'08 window to the rear of a particular triangular shape. Substantial single bedroom, with built in wardrobe to the side

## DETACHED DOUBLE GARAGE

22'02 x 17'09 (total incl boiler room) situated to the North West of the property, this substantial space has a personal door from the side, window to the rear and large up and over door from the front driveway. Lighting and power connected along with a cold water and drainage point for a washing machine. Separate rooms for storage and a boiler room with external doors.



## OUTSIDE

the grounds of the property are a particular highlight offering just over an acre of garden surrounded by open countryside on two sides and yet close to the village church opposite.

## TO THE FRONT

the property enjoys a broad road frontage and in and out driveway from Wenham Lane. The driveway sweeps from the lane, laid to gravel, past the front door where lawn frames the front of the house and mature hedges provide privacy from the road, the parking then opens out to provide space for a number of cars in front of and opposite to the garage. Open to the side and with a gateway onto the rear terrace:



## TO THE REAR

the garden extends away in a roughly rectangular shape to the South West, predominantly laid to lawn and meadow grass interspersed with a range of trees and shrubs including pine trees, Maple, Elm, Plum, Silver Birch and a large Walnut tree which gives the property its name.









# Grier&Partners

LAND AND ESTATE AGENTS



The Old Shop, The Street,  
East Bergholt, Suffolk,  
CO7 6TF

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
01206 299222  
[enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

