



GRACE
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The Street, Shottisham,
£850,000

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GRACE ESTATE AGENTS are delighted to present this beautiful five bedroom detached house located in the charming village of Shottisham, this impressive detached house offers a perfect blend of modern living and spacious comfort. The property spans an expansive 2,486 square feet, providing ample room for families or those who enjoy entertaining.

Upon entering, you are greeted by three well-appointed reception rooms, each offering a unique space for relaxation or social gatherings. The generous layout ensures that there is plenty of room for everyone to enjoy their own space, while still being able to come together in the heart of the home.

The property boasts five spacious bedrooms, providing a comfortable retreat for family members or guests. With three bathrooms, morning routines will be a breeze, ensuring convenience for all.

Outside, the property features ample parking, a rare find that adds to the appeal of this home. Located at the front of the property is a one bedroom annex, this is the perfect space to accommodate guests.

About the area:

Shottisham is a charming village approximately 6 miles southeast of Woodbridge, situated near Shottisham Ford on a picturesque creek of the River Deben. The village is home to the historic Sorrel Horse pub, renowned for its open fires, friendly atmosphere, and excellent selection of locally sourced food, traditional ales, and fine wines.

Melton railway station, located approximately 3 miles away, offers services on the Ipswich-Lowestoft line, with some connections to London Liverpool Street. The nearby market town of Woodbridge is a vibrant and well-served community, offering a diverse selection of shops, restaurants, theatres, a swimming pool, and medical facilities. The town is famous for its riverside setting and excellent sailing opportunities. Educational options in the area include the highly regarded Abbey Preparatory School, Woodbridge School (Senior School), three primary schools, and Farlingaye High School.

Front Garden/Driveway

The driveway begins with a wooden gate which leads to a block paved area followed by a shingle area which provides ample off-road parking and fenced boundaries. A one bedroom annex provides additional accommodation, ideal for guests or multi-generational living. The property also benefits from an adjacent garage which is accessed by an up and over door, there is side access that leads to the rear of the property.

Entrance Hall

Herringbone flooring, radiator, access to the office/study/, sitting/dining room, living room, first floor, cloak room and kitchen diner.

Office/Study

Herringbone flooring, double glazed window to front aspect and a storage cupboard.

Living Room

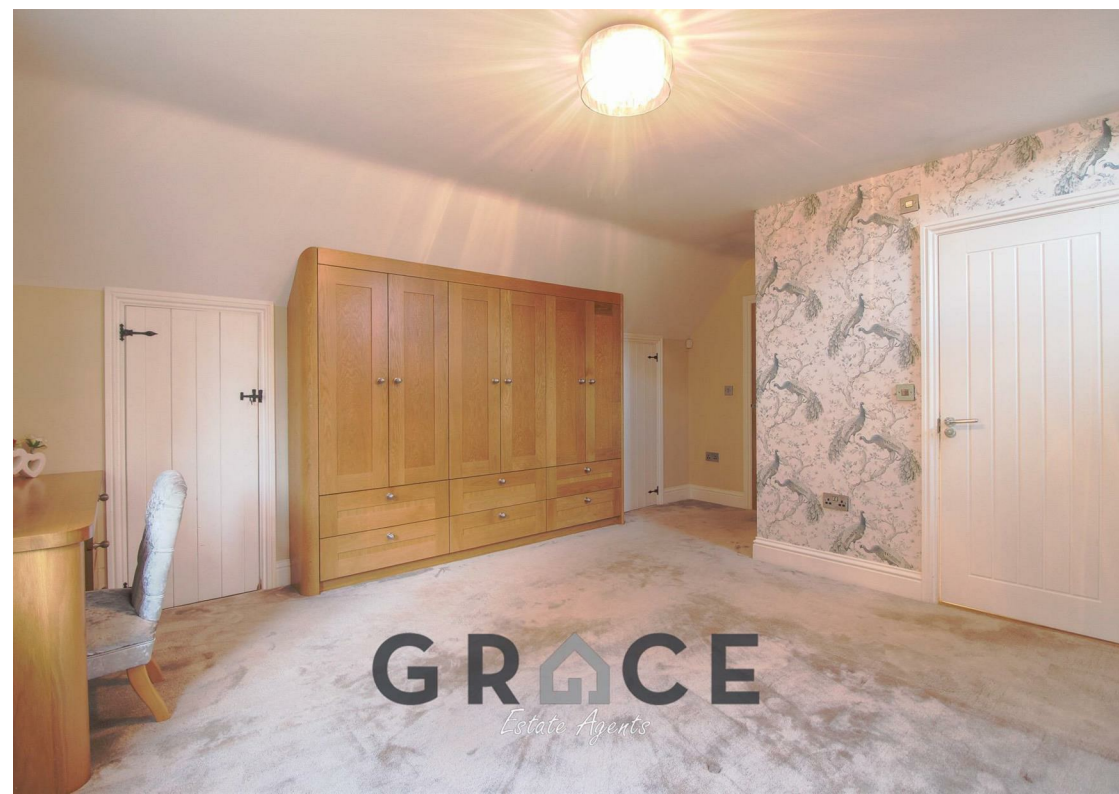
Double glazed window to front aspect, radiator, bricked fireplace with log burner and tiled hearth.

Dining Room

Herringbone flooring, double glazed doors and windows to rear aspect and radiator.

Cloakroom

Tiled flooring, low level WC vanity unit and wall mounted hand wash basin with storage below.





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Kitchen Diner

Tiled flooring, double glazed windows to the rear and side aspect, integrated induction hob with extractor fan above and glass splash back. Integrated double oven, integrated dishwasher, integrated fridge freezer, single bowl sink with side drainer and mixer tap. Matching eye level and base units with work tops over, access to rear garden via back door.

Master Bedroom

Two Velux windows, double glazed window to side aspect, radiator, two storage cupboard and access to the ensuite.

Master Bedroom Ensuite

Heated towel rail, low level WC, wall mounted hand wash basin with mixer tap, walk in shower with sliding shower screen and shower on riser rail with a mixer tap. Tiled walls, flooring and shower splash back.

Bedroom Two

Double glazed window to front aspect, radiator and access to the ensuite.

Bedroom Two Ensuite

Heated towel rail, low level WC, hand wash basin with mixer tap and storage below. Walk in shower with tiled splash back, folding shower screen and shower on riser rail with a mixer tap. Tiled flooring and double glazed window to side aspect.

Bedroom Three

Double glazed window to front aspect and radiator.

Bedroom Four

Double glazed window to front aspect and radiator.

Bedroom Five

Double glazed window to front aspect and radiator.

Bathroom

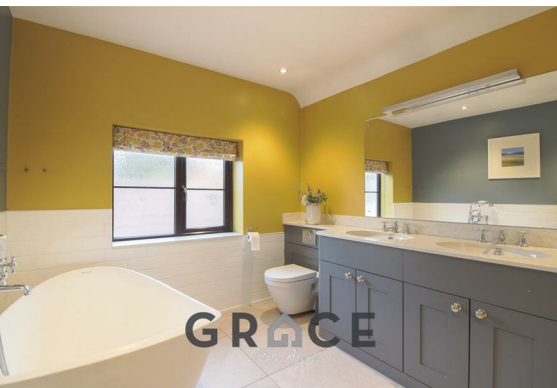
Tiled flooring, low level WC vanity unit, double hand wash basin with storage below, double glazed window to side aspect, heated towel rail, free standing bathtub with mixer tap and hand held shower. Walk in shower with a fixed shower screen, tiled splash back, shower on a riser rail and fixed rain fall shower head. The shower is a digital shower which is controlled by a remote control.

Landing

Access to the master bedroom, bedroom second, bedroom three, bedroom four, bedroom five, bathroom and storage cupboard.

Rear Garden

The property offers an extensive tiered rear garden. The lower tier of the rear garden has a patio area from the rear of the house that wraps around to the sides of the property, there are two picket fences which split the lower tier of the rear garden into three sections. The first section is the main patio area which can be accessed from the dining room double doors and the back door in the kitchen diner. There is also a lawned area within the first section of the lower tier of the garden, the oil tank is located to the side of the property on the lawned area. The second section of the lower tier consists of a lawned area with a picket fence and side access to the property and the third section of the lower tier is a lawned area with access to the one bedroom annexe. The second tier of the rear garden has a summer house which has steps up from the lower tier of the garden and also a lawned area which wraps around the majority of the rear garden. The third tier of the garden provides beautiful scenic views, the rear garden has fenced boundaries.



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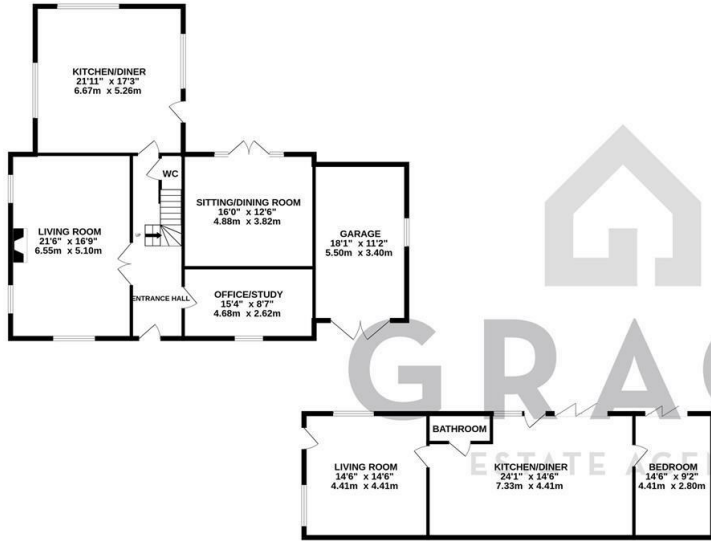


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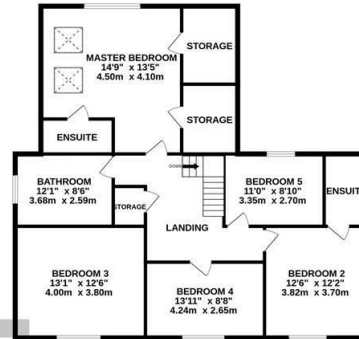


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GROUND FLOOR
1941 sq.ft. (180.3 sq.m.) approx.



1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA : 3224 sq.ft. (299.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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