



## Grange Lodge

Withersdale Street | Mendham | Harleston | IP20 0JG

Guide Price **£725,000**

**DURRANTS**  
SINCE 1853

## Key features

- Elegant period house
- Unlisted
- For sale for the first time in over 40 years
- Versatile accommodation
- Character
- Outbuilding with potential and double garage
- Parking for several cars
- Field views
- Superb gardens and grounds in all about 3.16 acres
- Convenient location

## Description

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



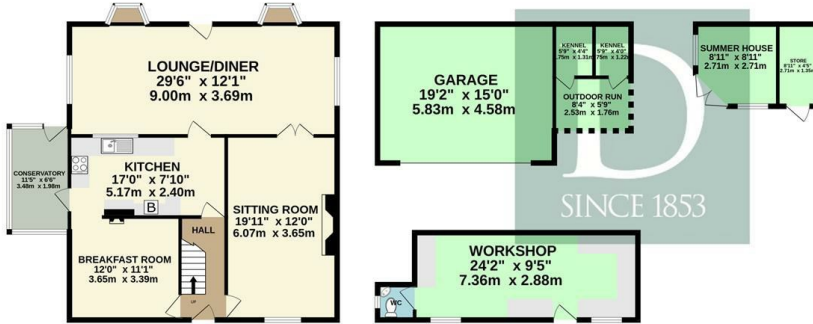
## Directions



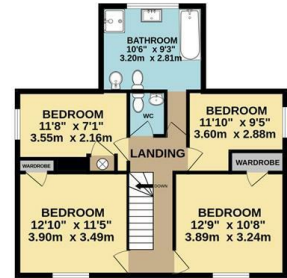


# Floor plans

GROUND FLOOR  
1742 sq.ft. (161.8 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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