



**Old Misson Hall Mill Road, Badingham Woodbridge IP13 8LF**



**welcome to**

## **Old Misson Hall Mill Road, Badingham Woodbridge**

Nestled in the heart of the picturesque Suffolk village of Badingham, The Old Mission Hall is a stunning example of how historical character can be seamlessly blended with contemporary luxury. This unique detached residence has been thoughtfully and beautifully converted over the years.

### **Entrance Hall**

Radiator, carpet flooring.

### **Lounge**

17' 3" x 10' 11" ( 5.26m x 3.33m )

Two double glazed windows to rear aspect, two radiators, log burner, carpet flooring.

### **Dining Room**

13' 9" x 20' 9" Max ( 4.19m x 6.32m Max )

Two double glazed windows to front aspect, two radiators, two stair cases, storage cupboard, carpet flooring.

### **Kitchen / Diner**

16' 6" x 13' 11" Max ( 5.03m x 4.24m Max )

Double glazed windows to side and rear aspect, radiator, space for fridge/freezer, dish washer, tiled flooring.

### **Utility Room**

7' x 5' 2" ( 2.13m x 1.57m )

Double glazed window to side aspect, barn doors to rear aspect, space for washing machine, tiled flooring.

### **Conservatory**

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed surround, tiled flooring.

### **Bedroom Four**

10' 4" x 6' 10" max ( 3.15m x 2.08m max )

Double glazed window to front aspect, radiator, carpet flooring. Potential to be used as a forth bedroom or further reception room.

### **Shower Room**

Double glazed window to rear aspect, double shower, w/c, heated rail, underfloor heating, wash

hand basin.

### **Study**

10' 7" x 10' ( 3.23m x 3.05m )

Double glazed window to front aspect, radiator, stairs, carpet flooring. Potential to be used as a forth bedroom.

### **Landing**

Double glazed window to side aspect, radiator, carpet flooring.

### **Bedroom 1**

15' 8" x 14' 7" ( 4.78m x 4.45m )

Double glazed window to side aspect, radiator, fitted wardrobes, carpet flooring.

### **Ensuite**

Double glazed window to rear aspect, w/c, enclosed bathtub with shower over head, wash hand basin, radiator, tiled flooring.

### **Landing**

Airing cupboard, exposed beams, carpet flooring.

### **Bedroom 2**

14' 4" x 8' 5" ( 4.37m x 2.57m )

Double glazed roof window, radiator, carpet flooring.

### **Bedroom 3**

13' 1" x 5' 9" ( 3.99m x 1.75m )

Limited head height, double glazed roof window, eaves storage, radiator.

### **Bathroom**

W/C, enclosed shower, wash hand basin, radiator, underfloor heating, exposed beam, tiled flooring.

### **Annexe Lounge**

14' 7" x 11' 9" ( 4.45m x 3.58m )

Double glazed door to garden, storage heater, exposed beams, carpet flooring.

### **Annexe Kitchen**

8' 9" x 7' 10" ( 2.67m x 2.39m )

Double glazed window to side aspect, base and eye units, oven, space for fridge/freezer, tiled flooring.

### **Annexe Bedroom**

11' 11" x 11' 10" ( 3.63m x 3.61m )

Two double glazed windows to side aspect, storage heater, carpet flooring.

### **Annexe Bathroom**

Double glazed window to side aspect, enclosed bathtub with shower over head, wash hand basin, w/c and underfloor heating.

### **Annexe Conservatory**

11' 9" x 9' 7" ( 3.58m x 2.92m )

Double glazed windows surround.

### **Office / Store**

Double glazed windows to side and front aspect.

### **Front Garden**

Gravel driveway, flower beds, mature trees, gate to rear, solar panels.

### **Parking**

Ample gravel driveway for off road parking for 10 plus cars.

### **Rear Garden**

Fencing and hedging for boundary, turfed, flower beds, mature trees, vegetable beds, garden shed, oil tank.



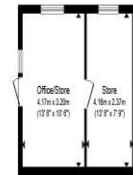
**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

Total floor area 251.3 m<sup>2</sup> (2,705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

**Old Misson Hall Mill Road,  
Badingham Woodbridge**

- Guide Price £700,000 - £725,000
- Mature Wraparound Gardens
- Fully Functioning Detached Annex
- Detached Double Garage With Office & Store Room Behind
- Multiple Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£700,000**



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Property Ref:  
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william h brown



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**