



Springfield Lodge School Lane, Martlesham Woodbridge IP12 4RR



welcome to

Springfield Lodge School Lane, Martlesham Woodbridge

No onward chain. Situated in the popular village of Martlesham, this substantial detached family home offers multi-generational accommodation together with indoor swimming pool, double garage with electric door and self-contained home office.



Oak Framed Entrance Porch

With door to...

Entrance Hall

With solid oak doors leading to all rooms.

Dining Room

23' 1" x 12' 3" (7.04m x 3.73m)

With double doors giving access to the side garden, feature bespoke iron/oak floating staircase to the first floor and doors to both the sitting room and kitchen/breakfast room.

Sitting Room

23' 2" x 13' 7" (7.06m x 4.14m)

A dual aspect room with windows to both sides, feature brick fireplace with oak bressummer over, incorporating an inset wood burning stove set on a granite plinth.

Kitchen / Breakfast Room

23' x 13' 5" (7.01m x 4.09m)

The vaulted ceiling gives this room a light and spacious feel. Window and patio door to the garden, facing steps to the conservatory. Fitted with an extensive range of oak base and wall mounted framed units, together with peninsular unit, Quartz work surfaces with one and a half bowl Franke sink, integrated Zanussi dishwasher, Zanussi fridge and separate freezer, space for an American style fridge freezer and ample space for a dining table. An exposed brick chimney, with oak beam over, houses a Smeg 7 gas burner, double electric oven and separate grill with canopy over.

Bedroom One

16' x 11' 11" (4.88m x 3.63m)

Space for fitted wardrobes. Door to...

En-Suite

Fitted with a suite comprising shower cubicle, pedestal wash hand basin and low level WC. Radiator.

Bedroom Two

14' 7" x 11' 11" (4.45m x 3.63m)

Space for fitted wardrobes.

Bedroom Three

11' 10" x 7' 9" (3.61m x 2.36m)

Main Bathroom

Fitted with a suite comprising pine panelled bath, pedestal wash hand basin and low level WC. Inset ceiling spotlights, radiator.

Bedroom Four / Annexe

19' 5" x 15' 3" (5.92m x 4.65m)

With walk-in wardrobe and en-suite wet room with pedestal wash hand basin and low level WC. A solid oak door leads into the leisure complex.

Utility Room

Fitted with matching units and work surfaces, space for a washing machine and tumble dryer. Concealed water softener.

Cloakroom

With low level WC and wash hand basin with storage unit under.

At the end of the hallway a door leads through to the leisure complex.

At the far end of the pool, a door leads out to a central courtyard with access to the self contained office space with kitchenette, WC. Through double oak fire doors is a double garage with electric roller door.

Leisure Area

To the left are two changing rooms, a WC and a separate walk-in shower. Steps lead to a vast social space with an eco-friendly heated swimming pool (12m x 5m & 1.5-2.5 m deep) and jacuzzi. There is a bar and social/dining area. Double doors lead to an impressive, exposed oak-framed, conservatory with

two sets of double doors and glazed units and views over the garden. There is also a single door facing steps down to the kitchen.

First Floor

Master Bedroom Suite

Accessed via stairs from the dining room.

Private Landing

Doors to...

Master Bedroom (Five)

23' 1" x 13' 8" (7.04m x 4.17m)

Window to side and Velux window.

Master Bathroom

Fitted with a suite comprising roll-top bath, shower cubicle, low level WC and two single wash hand basins with storage unit under, bidet, tiled walls, Velux window, inset ceiling spotlights, radiators.

Outside

To the front a block paved driveway provides ample off-road parking and access to the double garage and block paved courtyard leads up to the office and leisure complex.

The side and rear gardens are split level, and are mainly laid to lawn, with an insulated garden room. The lower patio area incorporates raised planters, block paving and a further covered area with access to road. The overall plot is approx. 1/3 of an acre.



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welcome to

Springfield Lodge School Lane, Martlesham Woodbridge

- Substantial Five Bedroom Family Home
- Heated Indoor Swimming Pool (via Solar Panels)
- Self-Contained Home Office
- Solar Panels, Solar Water Heating & Gas Central Heating
- No Onward Chain

Tenure: Freehold EPC Rating: A

Council Tax Band: G

£1,200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109011 - 0012

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