



Spacious bungalow centrally positioned in 5 acres

Gorse Farm, Newbourne Road, Waldringfield, Suffolk IP12 4PS

Freehold



4 Bedrooms • 3 Bath/Shower Rooms (1 En Suite) • Large Sitting Room • Dining Room • Kitchen • Utility Room • Garage & Car Port • Gardens & Grounds of 5.2 Acres

Local information

Gorse Farm is situated on the edge of the attractive village of Waldringfield on the estuary of the River Deben. This provides fishing and sailing enthusiasts with immediate facilities. Waldringfield itself is situated between Ipswich and Woodbridge, Ipswich being 8 miles providing the area with all the main shopping and schooling facilities. Ipswich station provides the commuter with regular mainline train services to London's Liverpool Street Station. The village has a primary school, a public house with river frontage, a post office, a church and is particularly popular with the sailing enthusiast with its own sailing club. The attractive market town of Woodbridge is 3.9 miles away and in turn provides the area with excellent schooling and a comprehensive range of shopping facilities. The Ipswich bypass nearby providing easy access to the A12 and A14 and, therefore, to London and the midlands. Other recreational facilities in the area include golf with 18 hole golf courses at Waldringfield, Woodbridge and Aldeburgh.

About this property

Gorse Farm is a remarkably rare property set in the centre of 5.2 acres of wonderfully mature gardens and grounds. The bungalow is spacious, light and bright and has been extremely well presented throughout having undergone a recent refurbishment by the current owners. The layout of the

accommodation flows very well with an open plan spacious sitting room which benefits from an open fireplace and from sliding doors opening out to the terrace and overlooking the private gardens. The sitting room opens into a large dining room providing a wonderful open plan space for entertaining. The bedrooms are situated in one wing of the bungalow and there are four bedrooms and 3 bathrooms including a master bedroom with en suite bathroom. The master bedroom also benefits from french windows opening out to the gardens. Gorse Farm is situated down a curving driveway set well back from the road and enclosed by exceptional mature trees on all the boundaries.

The gardens are a particular feature of the house and sweeping lawns surround the house providing a wonderful degree of seclusion. There is also a garage and car pot and ample parking.

Note: An Overage will be placed on the property. Further details are available from the selling agents.

Tenure

Freehold

Local Authority

East Suffolk DC

EPC rating = E

Viewing

Strictly by appointment with Savills





Gorse Farm, Newbourne Road, Waldringfield, Suffolk IP12 4PS
Gross internal area (approx) 2298 sq ft
Outbuildings 152 sq ft
Total 2450 sq ft



savills

savills.co.uk

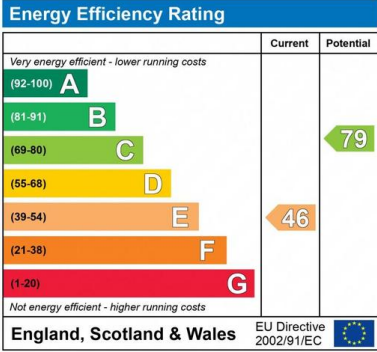
Savills Suffolk
01473 234 800
ipswich@savills.com

Newbourne Road, Waldringfield, Woodbridge, IP12 4PS

Approximate Area = 2298 sq ft / 213 sq m (includes garage)
Outbuilding = 152 sq ft / 14 sq m
Total = 2450 sq ft / 227 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 655959



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021140 Job ID: 146772 User initials: PO

