



## Delightful house with stunning gardens and grounds

**Bridge Farm, Woodbridge Road, Grundisburgh, Woodbridge, Suffolk IP13 6UF**

Freehold









5 bedrooms • 3 bathrooms • 4 reception rooms • integral guest wing • office, garaging & stores • formal & wooded gardens • paddock • about 7.22 acres

#### Local information

Bridge Farm is situated on the south eastern edge of the village of Grundisburgh, which is set in particularly attractive undulating countryside to the west of the market town of Woodbridge. One of the most appealing and sought after small market towns in Suffolk, Woodbridge has better than average shopping, educational and recreational facilities, along with a direct train service to London. Ipswich, the county town, has a far wider range of amenities, and benefits from a frequent direct train service to London's Liverpool St Station, taking approximately 65 minutes.

#### Mileages

Woodbridge: 3.21 km (2 miles),  
Ipswich: 9.65 km (6 miles),  
Heritage coast: 24.13 km (15 miles),  
Colchester: 40.23 km (25 miles).

#### About this property

Bridge Farm dates from the late 16th or early 17th century with later additions and has a red brick façade. The house is constructed predominantly from brick and also timber frame under pitched tiled roofs. Internally, the rooms are well proportioned, with numerous features, including exposed beams, brick floors and open fireplaces.

The entrance hall has a brick floor, a side cloakroom and opens to a full height reception hall/ garden room with French doors

to the gardens and galleried landing over. The drawing room has an inset fireplace, recessed bookcases, bay window and French doors. The dining room opens through to the kitchen with an electric Aga and fitted units. Beyond the kitchen is a side hall, pantry and utility. The accommodation links to a large vaulted converted barn and forms the main reception area featuring a vaulted ceiling with a side kitchen area, wood burner and a staircase to a galleried dining area along with a side stair to a snug sitting room.

A glazed side door to the house leads to a side hall with a shower room to one side and through to the side sitting room. A spiral stair leads to a further bedroom ideal for guest accommodation.

The main staircase rises onto the galleried landing. The principal bedroom has built-in cupboards and an en-suite bathroom. A side landing leads to three bedrooms and a family bathroom. The landing also connects through to the galleried room overlooking the main vaulted reception room.

#### OUTSIDE

Bridge Farm is set well back from the road approached over a gravel drive passing the triple garage with side store and a side drive which leads round to the side entrance of the house.

The drive continues to an enclosed parking area to the





front of the house with a further double garage, store room and large office/boat store.

A side gateway leads through a red brick wall to a sunken terrace garden with pergola. A path continues around the house through an orchard and established wooded gardens. Beyond is a meadow with access onto Lower Road.

Immediately to the rear of the house is a terrace area which overlooks attractive gardens and beyond to a croquet lawn with vegetable garden to one side and opening through to the main paddock.

#### Directions

Proceed out of Ipswich in a north-easterly direction along the A12 towards Woodbridge. Turn left onto the B1079 and continue for about 2 miles. Bridge Farm is to be found on the left, just after the village sign.

#### Services

Mains water, electricity and drainage. Electric Night Storage Heating.

#### OVERAGE

There will be a reservation in favour of the Vendors to share from any uplift in value resulting in future residential development of the land at Bridge Farm. The Vendor will receive 25% of the net increase in value on grant of planning permission at any time within 20 years from the date of completion, triggered by the earlier of disposal or implementation with the benefit of such consent.

#### Tenure

Freehold

#### Local Authority

East Suffolk District Council - Council Tax Band G

#### Viewing

Strictly by appointment with Savills







**Bridge Farm, Woodbridge Road, Grundisburgh, Woodbridge, Suffolk IP13 6UF**

**Gross internal area (approx)** 4,508 sqft

**Outbuildings** 675 sqft

**Total** 5,165 sqft

Tom Orford

Savills Suffolk

01473 234 800

ipswich@savills.com



savills

savills.co.uk

**Grundisburgh, Woodbridge, IP13 6UF**

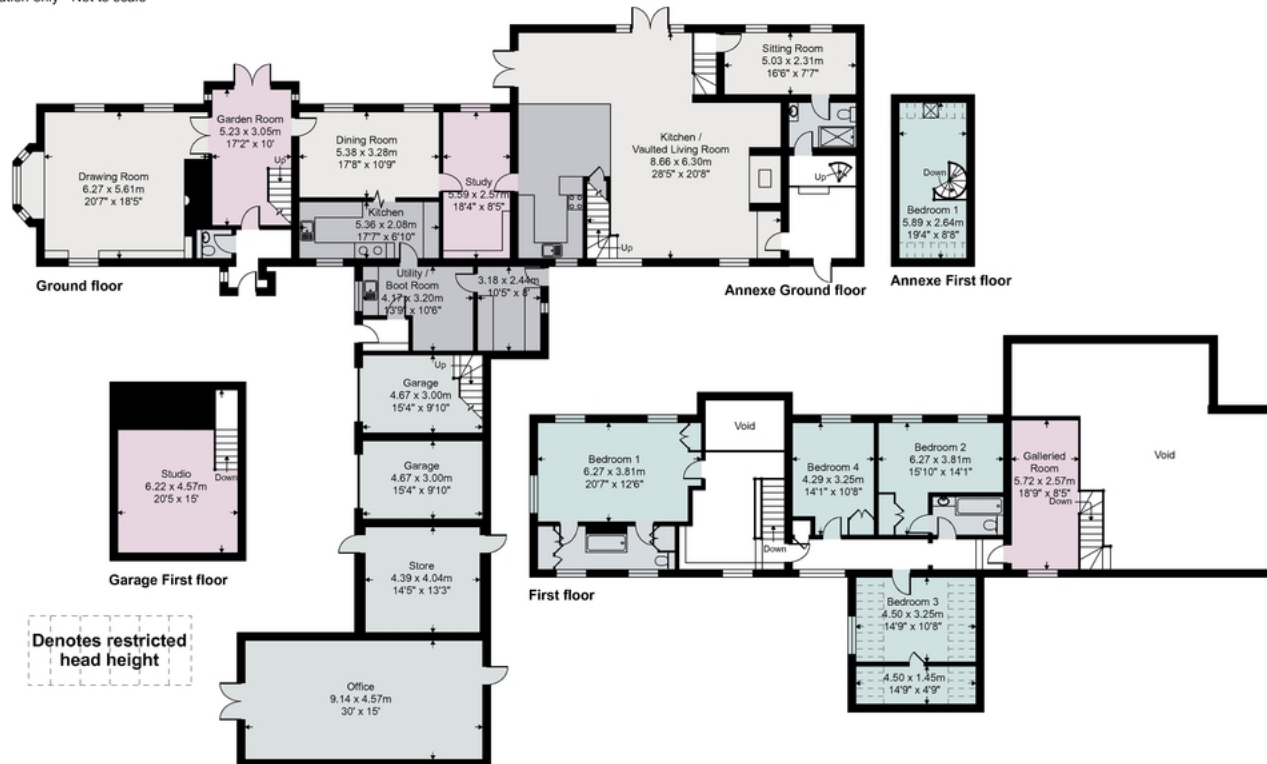
Approximate Area = 4508 sq ft / 418.7 sq m (includes garage & excludes voids)

Limited Use Area(s) = 165 sq ft / 15.3 sq m

Outbuilding = 657 sq ft / 61 sq m

Total = 5330 sq ft / 495.1 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Savills (UK) Limited. REF:615619

**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. 12020180 Job ID: 153737 User initials: THO

