



Handsome, spacious Victorian house and garden.

**Ash House, Melton Hill, Woodbridge, Suffolk IP12 1AX**

Freehold



Five bedrooms • two bathrooms (one en suite) • Kitchen/dining/family room • drawing room, sitting room and office • garden • garaging and ample parking

#### Local information

Ash House is ideally located, in a sought after location in Woodbridge, one of the most popular towns in East Anglia, with a wealth of charm and an array of amenities, including an independent cinema, boutique shops, delicatessen, cafés, restaurants and a range of public houses. A railway station offers trains to London Liverpool Street via Ipswich (from 92 minutes).

Situated on the River Deben, Woodbridge is a fantastic location for sailing and rowing. Other sporting facilities include a gym and swimming pool, tennis courts and a popular rugby club. Nearby golf clubs include Woodbridge and Ufford Park.

Local cultural attractions include Sutton Hoo (2.3 miles), the important archaeological site. Snape Maltings (9.6 miles) offers a wonderful selection of independent shops and a renowned concert hall. Ipswich (10.1 miles), the county town of Suffolk, offers a further range of amenities and direct trains to London Liverpool Street from 68 minutes.

Educations provisions in the area are excellent in both the state and independent sector. Ash House is perfectly situated for both Woodbridge School and Farlingaye High School. Other local schools include Orwell Park, Framlingham College and Ipswich School.

All distances and travel times are approximate.

#### About this property

Ash House is a handsome, double-fronted Victorian property, which has been wonderfully renovated and modernised to an exceptional standard by our clients.

The house has attractive period features including bay windows, high ceilings and charming chimneypieces as well as wide floorboards and bi-folding doors leading to the lovely terrace and back garden.

The principal reception room is a wonderful bright and modern space, which occupies the majority of the lower ground floor and comprises, kitchen, dining area and living area. The more intimate drawing room, with a delightful bay window, and the sitting room, which has two Juliet balconies overlooking the rear garden, are on the ground floor.

Ash House has a pleasant verdant gardens to the rear, with a terrace and mature flower beds. Ample parking and garaging.

#### SERVICES

Mains electricity, water and drainage; gas fired central heating.

#### Tenure

Freehold

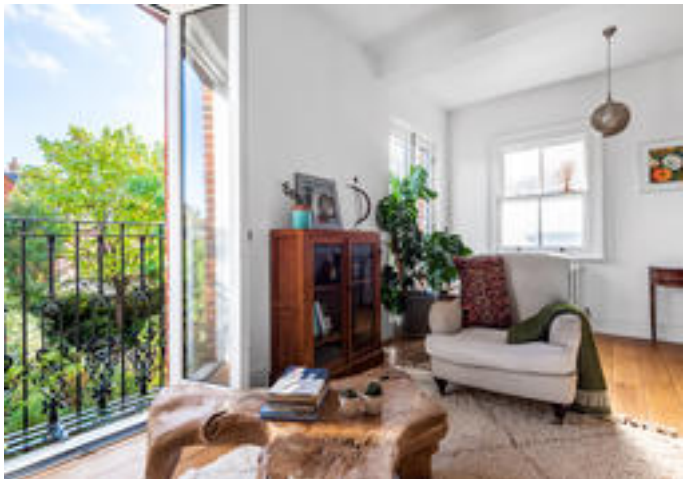
#### Local Authority

East Suffolk District Council

#### Viewing

Strictly by appointment with Savills

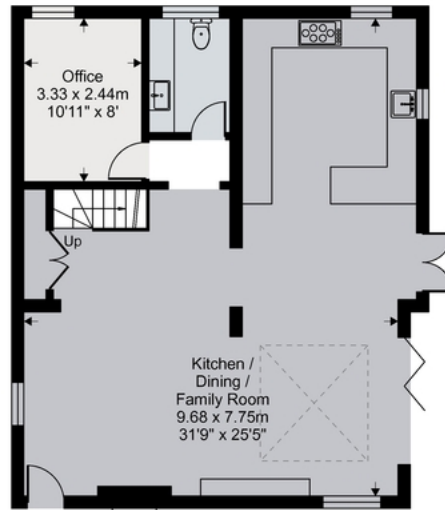
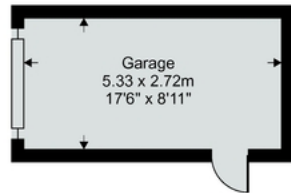




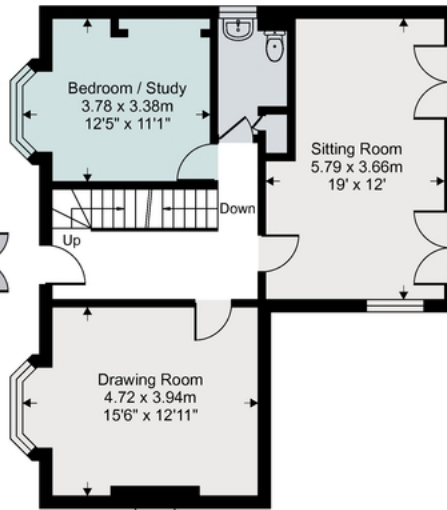
## Melton Hill, Woodbridge, IP12 1AX

Approximate Area = 2436 sq ft / 226.3 sq m (includes garage)

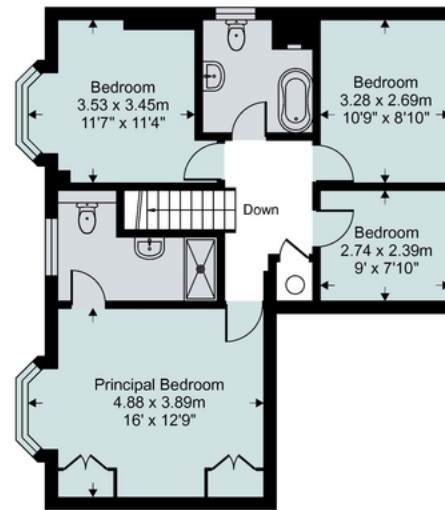
For identification only - Not to scale



Lower Ground floor



Ground floor



First floor

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>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2021. Produced for Savills (UK) Limited. REF: 779981

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