



SPACIOUS FAMILY HOUSE ON THE EDGE OF THE VILLAGE

1 GREENBANK, CHUCRH HILL,
HOLBROOK, SUFFOLK, IP9 2QW

Freehold - chain free

savills

VIEWS OVER THE SURROUNDING COUNTRYSIDE

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4 bedrooms ♦ 2 bath/shower rooms ♦ 3 reception rooms ♦ kitchen/breakfast room ♦ utility & cloakroom ♦ mature gardens ♦ extensive parking ♦ EPC rating = E

Situation

1 Greenbank is located on the southern edge of the popular village of Holbrook, approximately 6 miles from the county town of Ipswich and close to the Rivers Stour and Orwell.

There are good daily facilities within easy walking distance of the village and a more comprehensive shopping, educational and leisure amenities in the county town. Nearby are several well known sailing centres such as the Royal Harwich Yacht Club at Woolverstone and Pin Mill approximately 4.5 miles away and further water sports are located at Alton Water which neighbours the village.

Private schools in the area include Ipswich High School (3 miles), and the Royal Hospital School, Holbrook. The commuter can take advantage of Manningtree or Ipswich main line stations. Journeys to London's Liverpool Street Station take from 55 and 65 minutes respectively. There is easy access to the A14 and A12 trunk roads.

Description

The house is believed to date back to 1901 and is constructed predominantly from brick with rendered and weather boarded elevations under pitched slate roofs - recently re-roofed.

The house has undergone a sympathetic programme of improvements in recent years and is presented to a high standard throughout. There are well proportioned and light rooms and attractive views over countryside to the front and rear of the property.

The ground floor accommodation comprises of an entrance hall which gives access to the drawing room which is a well proportioned light and airy room and opens out to the gardens. The dining room, study/sitting room are also off the hall. The kitchen/breakfast room provides a wide range of base and wall mounted units, electric oven range as well as a peninsula unit. The utility room also has fitted units and a double built in airing cupboard.

The first floor provides 4 bedrooms and 2 bath/shower rooms (1 en suite).



OUTSIDE

The house is set back from the road with a wide parking sweep to the northern elevation with double timber doors that lead onto a drive and to a further parking area where there has previously been planning consent for the construction of a car port.

The gardens lie predominantly to the rear of the property and are mainly laid to lawn interspersed by several flower beds and plants and back onto open countryside. There is a raised decked sitting area and a long terrace fronting the western elevation.

To the far side of the garden are two garden storage outbuildings and also a lean-to storeroom.

SERVICES

Mains electricity and water
Oil fired central heating
Private drainage

Directions

From Ipswich proceed south along the A137. Turn right onto the B1456 sign posted Holbrook and continue into the village. Continue through the village passing the church on the left and the fire station on the right hand side. Continue along Church Hill until the road begins to drop down and 1 Greenbank will be seen on the right hand side.

Tenure:

Freehold

Local Authority:

Babergh & Mid Suffolk District Council

Outgoings:

Council Tax Band E

Viewing:

Strictly by appointment with Savills



Church Hill, Holbrook, Ipswich, IP9

Gross internal floor area (approx):

177.9 sq m / 1915 sq ft (Includes Store)

For Identification only - Not to scale

Niche Communications



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		