

THE PRIORY

BRANDESTON ◊ WOODBRIDGE ◊ SUFFOLK



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THE PRIORY

Brandeston, Woodbridge, Suffolk

EXCEPTIONAL ELIZABETHAN COUNTRY HOUSE
SET IN THE HEART OF THE DEBEN VALLEY



DISTANCES

Framlingham 5.2 miles, Woodbridge
12.9 miles, Ipswich 15 miles (London
Liverpool Street station from 65 minutes)
(All mileages and times are approximate)

ACCOMMODATION

- 6 bedrooms
- 4 bathrooms
- 4 reception rooms
- Study
- Kitchen
- Utility room
- Cloakroom
- Range of outbuildings, garaging, workshop, stables
- Formal and informal gardens
- Woodland, meadows & paddocks
- In all about 16.5 acres

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Situation

The Priory occupies a superb position on the edge of the popular village of Brandeston. The village is perhaps best known for Brandeston Hall Preparatory School and also benefits from a village pub. Nearby villages and towns include Earl Stonham which provides day to day shopping facilities. Framlingham, with its historic castle and the riverside town of Woodbridge provide an excellent range of shopping, educational and recreational facilities. There are excellent schools in both sectors in Earl Soham, Brandeston, Framlingham and Woodbridge. The county town of Ipswich, whilst located some 15 miles to the south, is easily accessible and offers regular inter city train services to London's Liverpool Street Station. The A12 is accessible at Wickham Market and the nearest rail link is at Campsea Ashe.



Description

Grade II Listed of Special Architectural and Historic Interest, The Priory is predominantly constructed on a heavy timber frame with a rendered exterior under a pitched peg tiled roof. The house was constructed during two periods, the first in 1586 and the second in 1648. Internally there are numerous features that include well proportioned rooms with an array of exposed beams and studwork, open fireplaces and many of the rooms have south facing windows overlooking the gardens.

Outside

The formal grounds of The Priory extend to 2.5 acres and consist of a series of garden rooms, each distinct from others, separated by mature yew and other evergreen hedges and trees. There are further paddocks, woodlands and a lime walk of 75 trees linking with footpaths down the Deben Valley. There is also a range of extensive outbuildings.



Services

Mains electricity & water. Private drainage.
Oil fired central heating.

Local Authority

Suffolk Coastal Council

Council Tax

Council Tax Band H

Postcode

IP13 7AU

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with Savills.



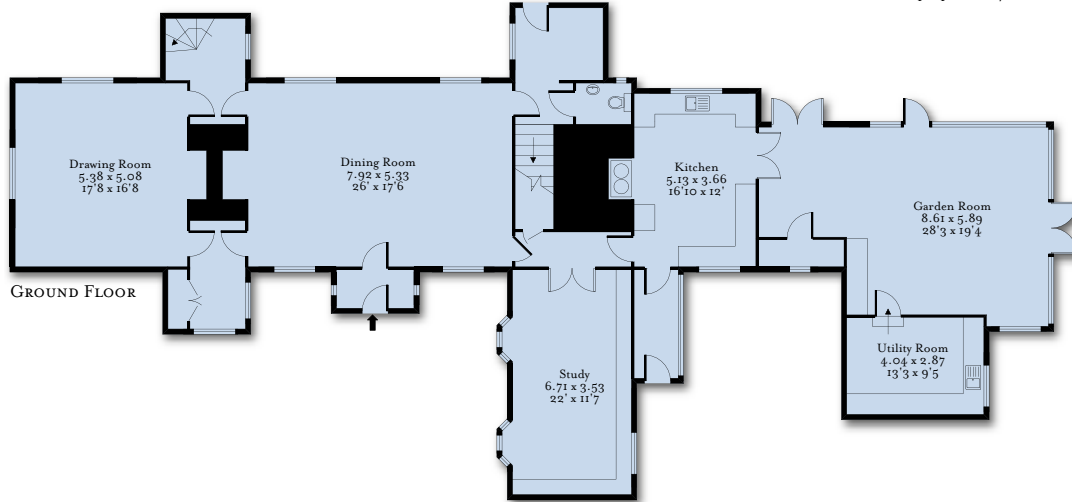
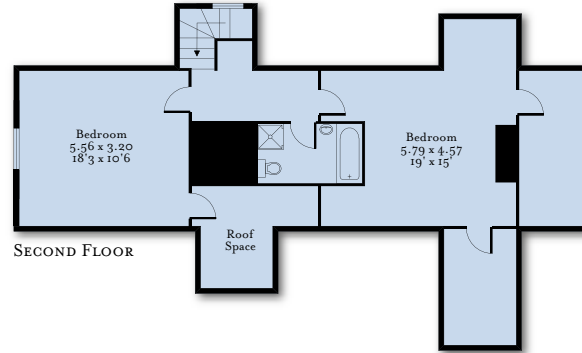


Directions

On leaving Ipswich take the B1077. Turn right onto the B1078 and then left onto the B1079. Turn right onto Chapel Road, continue on the The Street, right onto Swan Lane. After turning right onto Brandeston Road The Priory will be found on the right.

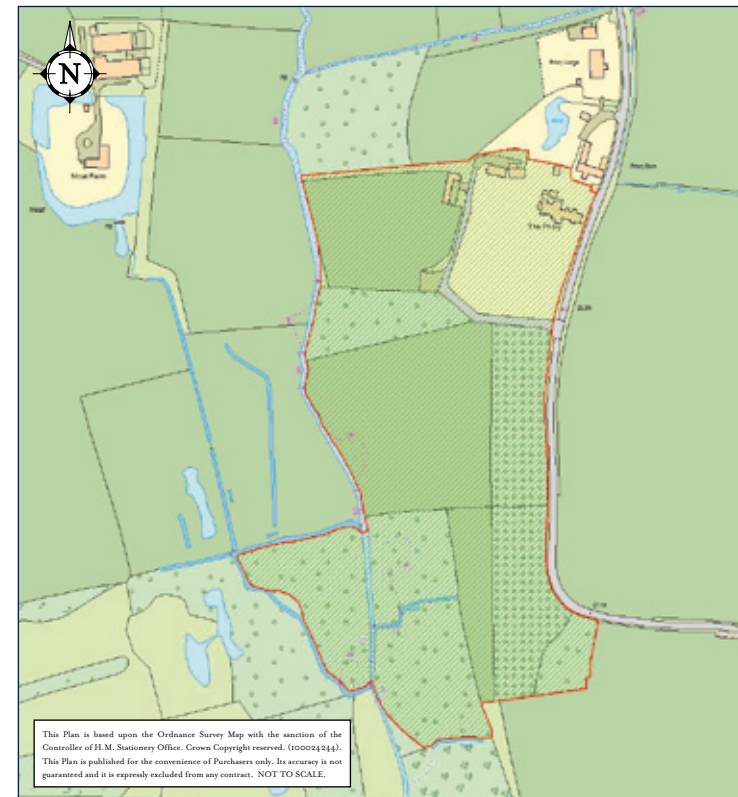
Agents Notes: Aerial imagery is available on request. Photographs were taken in 2009.





Approximate gross internal floor area
469 sq m (5,050 sq ft)

For identification purposes only. Not to scale.



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