



## Beautiful town house in the heart of Woodbridge

**The Old Manor House, 25-27 Cumberland Street, Woodbridge, Suffolk, IP12 4AH**

Freehold





6 bedrooms • 3 bath/shower rooms • 4 reception rooms  
• Kitchen • Amdega Conservatory • Part walled south  
facing garden • Garaging and off street parking

#### Local information

Distances: Ipswich 8 miles,  
London Liverpool Street Station  
from 64 minutes  
(All mileages and times are  
approximate)

Cumberland Street is generally  
considered to be the most  
prestigious address in  
Woodbridge which is one of  
Suffolk's most attractive and  
sought after market towns lying  
on the upper reaches of the River  
Deben. The house is within easy  
walking distance of the town  
centre with its excellent selection  
of shops and schools. Set on the  
edge of the Suffolk Heritage  
Coastline which is an area of  
Outstanding Natural Beauty in  
which there are many leisure and  
recreational facilities including  
sailing and golf. There is a direct  
train service to London from  
Woodbridge and a more frequent  
service from Ipswich, the county  
town of Suffolk.

#### About this property

The Old Manor House is Listed  
Grade II\* and is believed to date  
from the early 16th century. An  
early architectural historian,  
suggests that the original timber  
framed property dates from 1520  
and is likely to have been built for  
a wealthy merchant as a pair of  
shops. The house today, with its  
handsome elevations offers well  
laid out and elegantly presented  
accommodation throughout.  
benefiting from a mains gas fired  
central heating system, with dual  
boilers, the accommodation  
displays many fine period

features, including an exquisite  
and rarely seen, intact wall  
painting above the drawing room  
fireplace. The accommodation  
which extends to some 3,760 sq  
ft, includes a well proportioned  
pannelled drawing room, a  
centrally located dining room,  
together with a comfortable  
sitting room and spacious study  
beyond. The well equipped  
kitchen by Anglia Factors, links  
perfectly with the impressive  
Amdega conservatory, which in  
turn opens to the garden, as well  
as returning through French  
doors to the drawing room. There  
are a total of six bedrooms on  
the first and second floor,  
together with three bathrooms.

#### Outside

Twin gates access a brick paved  
driveway to the side of the house  
which leads to a parking area  
fronting onto a good sized  
garage. There is a secluded sun  
trap terrace which offers  
wonderful views across the south  
facing gardens. Fine lawns are  
bordered by well stocked  
herbaceous and shrub borders.

#### Services

Mains water, gas, electricity and  
drainage.

#### Tenure

Freehold

#### Local Authority

East Suffolk

#### Viewing

Strictly by appointment with  
Savills







## Cumberland Street, Woodbridge, IP12 4AH

Approximate Area = 3525 sq ft / 327.4 sq m

Limited Use Area(s) = 376 sq ft / 34.9 sq m

Garage = 429 sq ft / 39.8 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 4398 sq ft / 408.5 sq m

For identification only - Not to scale



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: 621019

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