



Charming period property with south facing garden.

**Archway House, Pytches Road, Woodbridge, Suffolk IP12 1EY**

Freehold



Three bedrooms • two bathrooms (one en suite) • kitchen/breakfast room • sitting room • study • south facing garden • off street parking and garaging

#### Local information

Archway 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 incredible range 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, Seckford and Ufford Park.

Local cultural attractions include Sutton Hoo (c. 2.8 miles), home to one of the country's most important archaeological sites. Snape Maltings (c. 10.1 miles) offers a wonderful selection of independent shops and a renowned concert hall. Ipswich (c. 9.9 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. Archway House is perfectly situated for both Woodbridge School and Farlingaye High School. Other local schools include Orwell Park, Framlingham College and Ipswich School.

#### About this property

Archway House is an attractive and particularly charming townhouse, believed to date back to the late 19th century. Set back from the road, with a delightful south facing garden, Archway House is a pretty property of painted brick elevations and a pitched slate roof.

The accommodation flows remarkably well with high ceilings and period features. The two reception rooms both feature wood burning stoves and wide bay windows overlooking the garden; the sitting room further benefits from a sash window while the study has doors opening on to the terrace and garden.

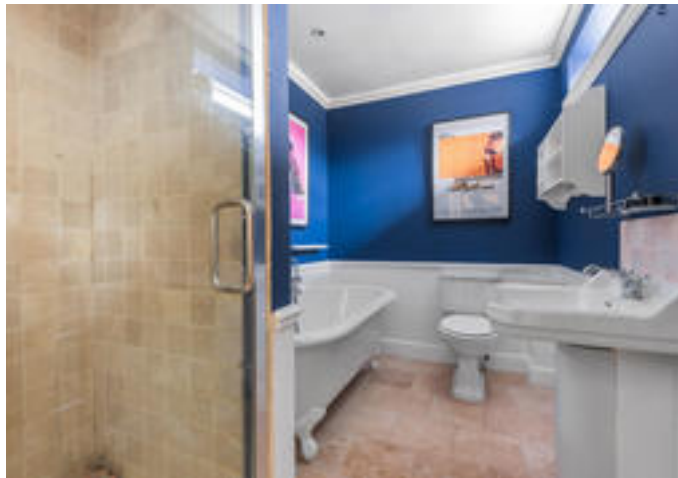
The light filled kitchen/breakfast room has a stable door, two ovens and a gas hob, integrated appliances and a larder. A separate utility provides spaces for a washing machine and tumble dryer.

The principal bedroom is an especially pleasant and spacious room with great wardrobe space, bay window and an en suite with a bath and separate shower. Two further double bedrooms, a family bathroom, also with a separate shower, and generous landing complete the first floor.

Archway House has a surprisingly large walled garden with a south facing terrace and pergola.

Ample parking to the front over a shingle drive with a garage and cart lodge.





**Archway House, Pytches Road, Woodbridge, Suffolk IP12 1EY**

**Gross internal area (approx)** 1846 sq ft

**Outbuildings** 198 sq ft

**Total** 2044 sq ft

Tom Orford

Savills Suffolk

01473 234 800

ipswich@savills.com



savills

savills.co.uk

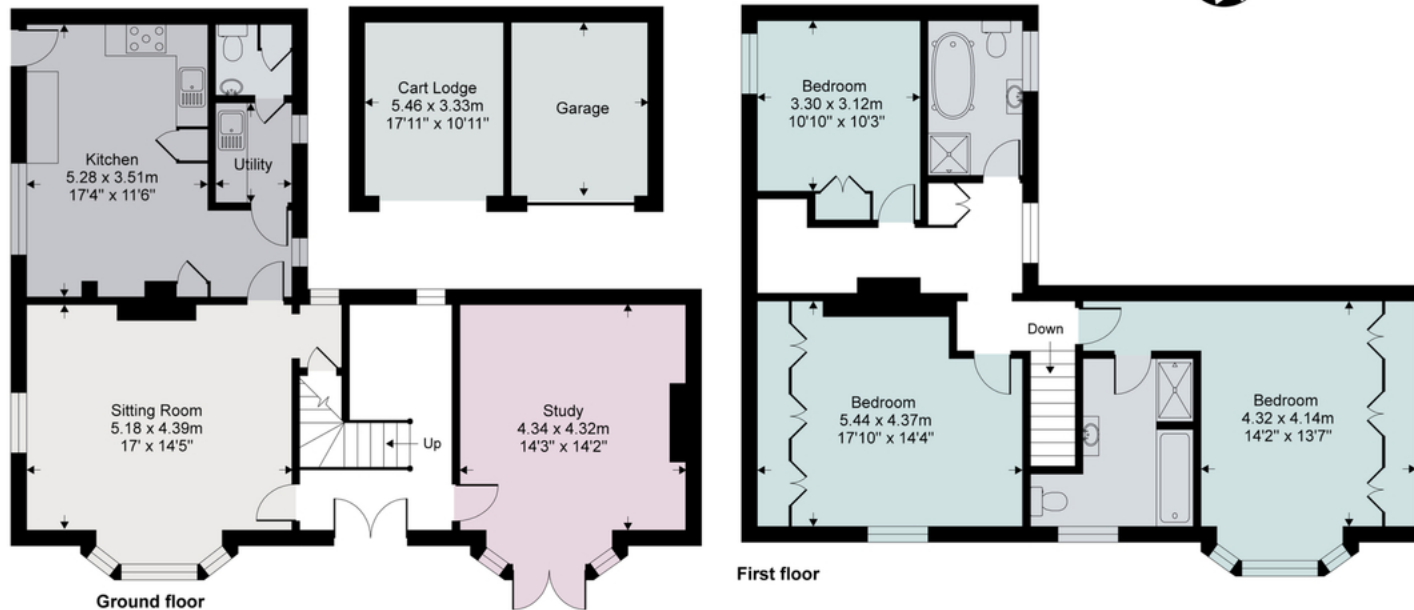
**Pytches Road, Woodbridge, IP12 1EY**

Approximate Area = 1846 sq ft / 171.4 sq m

Garage / Cart Lodge = 198 sq ft / 19 sq m

Total = 2044 sq ft / 189.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</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). © nichecom 2021. Produced for Savills (UK) Limited. REF: 760692

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