



# Spacious village house with outbuildings & paddocks

The Laurels, The Street, Pettistree, Woodbridge, Suffolk IP13 0HU

Freehold





4/5 bedrooms & box room • 3 bath/shower rooms • 3 reception rooms • kitchen/breakfast room • extensive outbuildings • stables & garaging • walled garden & paddocks • Just under 5 acres

#### Local information

The Laurels is situated in the attractive and sought after village of Pettistree.

The village has a pub, church, garden centre and many delightful walks through lovely countryside.

The larger village of Wickham Market is about one mile away and provides a good range of shops.

The nearby town of Framingham and the popular market town of Woodbridge both provide further shops and a wide range of educational, recreational and cultural facilities. The village is also equidistant between two Ofsted Outstanding secondary schools catchment areas.

Suffolk's Heritage Coast is close by offering excellent sailing and golf activities as well as its famed music and artistic facilities.

Access to main line rail services is via Ipswich with journey times to London's Liverpool Street Station (from Ipswich) of 65 minutes.

#### About this property

The Laurels is a charming Grade II Listed Georgian fronted house in the heart of the village and in close proximity to Woodbridge.

The property dates from the 15th and 16th century with early nineteenth century alterations.

It is constructed from a timber frame and colour washed render under slate and tile roofs.

The current owners have extended and modernised the property over the years linking the older part of the house to the twentieth century rear wing.

The accommodation comprises two well proportioned, light and airy reception rooms with decorative casement windows. The drawing room has a gas fired wood burner and the sitting room has an open fireplace.

The living room benefits from a wood burning stove and leads through to the spacious kitchen/breakfast room which has base and wall mounted fitted units, pamment tiled floor, NEFF ovens, calor gas five ring hob and a larder.

French doors give access out onto the charming walled garden beyond. Off the kitchen is the utility room and back door.

The ground floor also provides an office with wood burning stove, a sun room, with insulated blinds, and a downstairs shower room. A first floor store room (used occasionally by guests) can be reached via the staircase in the lobby.

The first floor in the house provides a principal bedroom with en suite shower room, a further three double bedrooms, family bathroom and a box room.









### Outside

The property is approached via white metal gates over a gravel driveway which provides ample parking.

The gardens surround the property and have been well laid out. Fine lawns are bordered by well stocked herbaceous, shrub and dahlia borders. The walled rear garden has attractive views of the village church and pub.

A delightful Georgian thatched summerhouse nestles into the corner of one of the walls, perfect for enjoying the garden during the summer months.

Fig and pear trees climb the garden walls, with a pond in the middle of the lawn and a paved area.

Established trees, including two fantastic walnut trees, provide a high degree of privacy and seclusion.

Beyond the formal garden is approximately 3.5 acres of paddocks divided by electric fencing which also have water connected.

There are a number of excellent outbuildings including; a large storage barn, a hay barn with solar PV panels; newly built 4 bay cart shed with store, a large fully insulated workshop with wood burning stove, triple garages, two stables & a tack room.

An area of the land has been laid out as a kitchen garden and there are two fruit cages as well as a Rhino greenhouse. The orchard provides a wide variety of apples and plums.

### Services

Mains water, electricity and drainage.  
Electric heating. PV array. High Speed Broadband.

The property benefits from external sensor lighting. A security system, alarm and CCTV cameras.

### Directions

From London proceed north on the A12, by-passing Woodbridge and take the exit signed Pettistree and turn left at the end of the slip road. Take the second left turn before the Three Tuns on to The Street. Pass the Greyhound Pub on the right and The Laurels is on the left. Use the drive at the end of the railings and flower border, to park in front of the garages.

### Tenure

Freehold

### Local Authority

East Suffolk District Council

### Viewing

Strictly by appointment with Savills

















The Laurels, The Street, Pettistree, Woodbridge, Suffolk IP13 0HU



savills.co.uk

Tom Orford  
Savills Suffolk  
01473 234 800  
ipswich@savills.com

## The Street, Pettistree, Woodbridge, IP13 0HU

Approximate Area = 3939 sq ft / 365.9 sq m (includes garage)

Limited Use Area(s) = 473 sq ft / 43.9 sq m

Outbuilding = 4362 sq ft / 405.2 sq m

Total = 8774 sq ft / 815.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



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