



Spacious house with stunning river views

Grange House, Grant Rise, Melton, Woodbridge, Suffolk IP12 1FG

Freehold





5 Bedrooms • 4 Bath/Shower Rooms • Drawing Room • Sitting Room/Study • Kitchen/Breakfast/Dining Room • Games Room, Workshop & Cellar • Triple Carport • Mature Gardens

Local information

Grange House is positioned in a highly sought after, very private, elevated setting just off Pynes Road close to central Woodbridge. The location is remarkably quiet being set well away from any busy roads making it a prime position in the town. The house is perfectly located for Woodbridge School, Woodbridge Primary School, Woodbridge Prep School, St Mary's, Farlingaye & the facilities within the town, all within easy walking distance. There are wonderful walks from the house into Melton Woods and down to the banks of the river leading back into the town. Set in the Suffolk Heritage Coastline there are many recreational pursuits within the area including golf courses at Woodbridge, Aldeburgh, Ipswich, Thorpeness and Melton. Fishing, sailing and water sports are popular on the Deben, Alde and Orwell estuaries. The coast is nearby with Orford and Aldeburgh being a great attraction to the sailing enthusiast as is the river Deben with a small marina and yacht club in the town. Woodbridge train Station is within walking distance of the house. The thriving town of Woodbridge has excellent shopping and recreational facilities and Ipswich the county town of Suffolk has regular services to London's Liverpool Street Station.

About this property

Grange House is a particularly extensive unique modern house

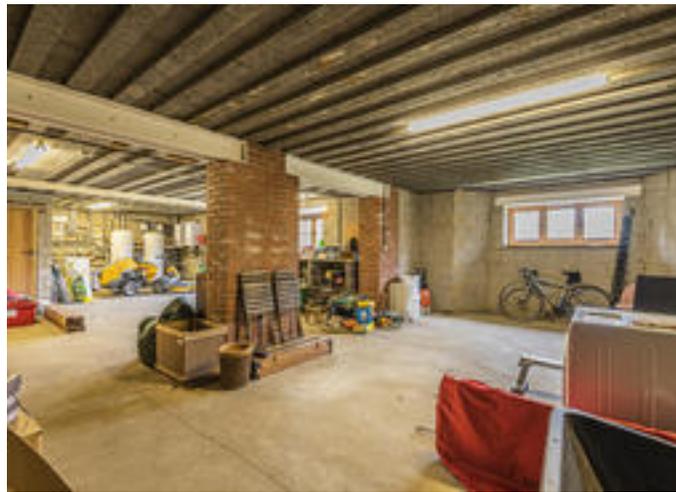
built in traditional style to a very high standard by the current owners in 2008. The house is constructed from red brick under pitched peg tiled roofs and has great character throughout. Internally the house has numerous features including solid oak stairs, two wood burning stoves in both the drawing room and dining / family room as well as French windows opening out to the gardens. On the first floor there is a spacious principal bedroom with dressing room & en suite with views over the river to Sutton Hoo. There is potential to create a spacious sixth bedroom suite on the second floor with stunning river views. (Subject to PP). Grange House can easily provide a self contained annexe within the property given the separate access, a separate kitchen, bedroom & shower room that can be easily subdivided from the main house to be used independently if required. The lower ground floor is exceptionally spacious with a large workshop with double doors opening to the gardens (this space can be easily used for storage of boats etc) and a large games room to one side with windows looking out.

Outside the property is approached over a gravelled driveway with ample parking & triple car port to one side.

Note: The vendor is an employee of Savills plc.







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Gross internal area (approx) 5284 sq ft

Outbuildings 578 sq ft

Total 6388 sq ft

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Grange House

Approximate Area = 5284 sq ft / 490.9 sq m

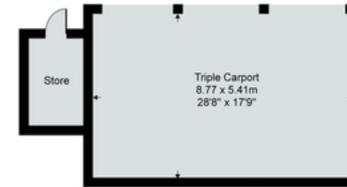
Limited Use Area(s) = 526 sq ft / 48.9 sq m

Outbuilding = 578 sq ft / 53.6 sq m

Total = 6388 sq ft / 593.4 sq m

For identification only - Not to scale

Denotes restricted head height



Outbuilding



Lower Ground floor

Ground floor

First floor

Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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: 722127

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