



# Delightful Regency village house with stunning garden

**Green Bank North, The Street, Grundisburgh, Suffolk IP13 6TD**

Freehold - No chain



Entrance hall • Sitting room, Study/Dining room • Well-fitted kitchen, Laundry & Cellar • 2 double bedrooms • 2 shower rooms • Studio/Summer house • Established landscaped garden • Parking space

#### Local information

The property is situated in the heart of this popular village approximately 6 miles to the north east of Ipswich and 3 miles west of Woodbridge. The village centres around the picturesque village green and has good amenities including a primary school, doctors surgery, village store, pub and delicatessen.

The town centre of Ipswich is within easy reach and offers a wide range of shopping, schools and recreational facilities and for the commuter there is a mainline station with a fast and frequent service to London Liverpool Street with a journey time of just over the hour.

Woodbridge is also easily accessible and offers superb facilities with a range of restaurants, pubs, boutique shops, cinema, swimming pool and sailing along the River Deben.

#### About this property

Green Bank North is a beautiful village house which is likely to date back to the early to mid-1800s (not Listed) and its fine features including high ceilings, large sash windows and an impressive reception hall with a turning staircase and mahogany handrail are typical of the Regency period, as are the rendered elevations, shallow pitched roof and deep soffits.

This semi-detached property is believed to have originally formed part of a detached house (along with neighbouring Green

Bank South) and was the home for the local doctor, hence the 2 former stables in the garden used for the doctor's horses.

The well-presented and naturally light accommodation is arranged over four floors and one is instantly impressed on entering the stunning and welcoming reception hall with Amtico flooring. There is a spacious sitting room with a marble fireplace housing a remote controlled gas fire; further features include a picture rail, cornicing and pine floorboards. A door leads into the bespoke kitchen with attractive units, quartz composite work surface and integral appliances including a Neff cooker, combination microwave/oven/grill, 4-ring gas hob with an extractor above and a Miele dishwasher. The kitchen has natural stone flooring which extends into the adjoining study/dining room as well as to the rear boot hall with a shower room off. The lower ground floor provides a laundry room with plumbing for a washing machine and tumble dryer and space for a fridge and freezer; there are also comprehensive fitted units, a butler sink, a wine cellar with the original chambers, a Worcester boiler plus a pressurised hot water system.

#### Tenure

Freehold - No chain

EPC rating = E

#### Viewing

Strictly by appointment with Savills





## The Street, Grundisburgh, Woodbridge, IP13 6TD

Approximate Area = 1436 sq ft / 133.4 sq m

Outbuildings = 439 sq ft / 40.8sq m

Total = 1875 sq ft / 174.2 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). © ncthecom 2022. Produced for Savills (UK) Limited. REF: 827529

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22024082 Job ID: 158325 User initials: THO

