



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





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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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