



27 HIGH STREET WANGFORD
GUIDE PRICE £385,000 FREEHOLD

Grade II Listed Period Property

Sitting Room Second Sitting Room/Dining Room Study/Area

Kitchen Dining Room

Four First Floor Bedrooms Shower Room Cloakroom Family Bathroom

Courtyard Garden Additional Large Landscaped Garden Outhouse/Studio

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Number 27 is a Grade II Listed period property in a sought after location within the heart of the village and with lovely views to the Church.

The property has been extremely well cared for by the current owners and consequently it is in very good order throughout.

This charming period house has a number of original features and is full of character.

Main benefits include light and airy accommodation, gas fired central heating, lovely views to the Church, an enclosed courtyard to the rear and a further landscaped garden with attractive and useful outhouse/studio.

The accommodation in brief comprises a large room to the front which has been partially divided to form two sitting areas and a study. One of the sitting areas could be used as a dining room. There is also a kitchen and dining room to the rear with door leading to an enclosed courtyard, ideal for alfresco dining and entertaining. To the first floor are four bedrooms, a shower room, cloakroom and family bathroom.

The cottage would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular area has to offer.

To fully appreciate the character and charm of this delightful property, early viewing is strongly recommended.

LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including: a general store, Church, doctors and veterinary surgeries, two public houses and a busy Community Centre. The village is bypassed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast.

The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks.

Only 10 minutes drive is the ever popular coastal town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the right fork—Wangford Road (B1126) passing through Reydon and on towards Wangford. On entering the village past the Farm Shop continue straight on into Church Street. At the end of Church Street turn left into the High Street and the property can then be found after a short distance on the right hand side.

ACCOMMODATION

A front entrance door beneath a porch opens to:-

SITTING ROOM WITH STUDY AREA (L-shaped)

14ft 1in x 12ft 4in and 8ft 5in x 4ft 10in.

4.30m x 3.76m and 2.58m x 1.48m Excluding bay.

Attractive original bay window with deep cill giving lovely views to the Church; radiator; exposed ceiling beams; telephone point; ample power points; ceiling light point; floor boards; wide opening to:-

SECOND SITTING ROOM

11ft 5in x 11ft. Excluding bay.

3.49m x 3.35m

Original bay to front with views to the Church; feature brick inglenook fireplace with timber bressumer beam over and pamment hearth, housing a cast iron wood burning stove; radiator; TV point; ceiling light point; floor boards; door with stairs behind giving access to first floor accommodation and door to:-

INNER HALL

With shelving; wall timber stud; ceiling light point; pamment flooring; opening to:-

DINING ROOM

11ft 3in x 10ft 6in.

3.44m x 3.21m

Sash window to side aspect and half glazed door to rear courtyard; feature brick fireplace (not in use) with timber bressumer beam over and shelved alcove to side; glazed display unit with cream coloured base units below and work surface; built in cupboard housing the wall mounted Worcester combination gas fired boiler for central heating and domestic hot water; floor boards; ceiling light point; wide opening with timber stud partition to:-

KITCHEN

9ft 5in x 6ft 3in.

2.87m x 1.91m

Window to rear aspect; a range of cream coloured base and mounted units; wood work surfaces; butlers style porcelain sink with mixer tap; plumbing for dishwasher; plumbing for washing machine; cooker space; space for fridge/freezer; recessed ceiling lights; wood effect flooring.

FIRST FLOOR

A door from the sitting room opens to a lobby with under stairs cupboard; coat hanging space and a staircase leading to the:-

SPACIOUS LANDING

Built in shelved cupboard with power; radiator; ceiling light point; fitted carpet.

BEDROOM 1

15ft 6in x 10ft 4in.

4.73m x 3.15m

Sash window to front aspect with views to the Church; window seat; radiator; TV point; exposed wall timbers; ceiling light point; fitted carpet.

BEDROOM 2

11ft 5in x 8ft 4in.

3.50m x 2.54m

Sash window to front aspect; window to side aspect; radiator; built in storage cupboard; ceiling light point; fitted carpet; hatch with ladder giving access to boarded loft with lighting.

BEDROOM 3

9ft 10in x 8ft 7in.

3.00m x 2.62m

Sash window to front aspect with views; radiator; fitted wardrobe with hanging rail and drawers; ceiling light point; fitted carpet.

BEDROOM 4

10ft 7in x 7ft 4in.

3.23 x 2.25m

Window to rear aspect; radiator; TV point; ceiling light point; fitted carpet.

SHOWER ROOM

With fully tiled shower cubicle; wall mounted shower and glass screen; ceiling light/extractor.

CLOAKROOM

Low level w.c.; wall mounted wash basin with tiled splash back; extractor fan; ceiling light point; wood effect flooring.

FAMILY BATHROOM

10ft 8in x 6ft 7in. PSC

3.25m x 2.02m

Window to rear aspect; freestanding modern bath with mixer tap; low level w.c.; wash basin; two towel radiators; extractor fan; loft hatch; ceiling light point; wood effect vinyl flooring.

OUTSIDE

Immediately to the rear of the property is a pretty courtyard enclosed by brick wall with decking, lighting and seating. A gate from the courtyard opens to the shingle driveway and a further gate that gives access to the main garden area.

The garden has been landscaped and cleverly designed for ease of maintenance with terraced levels of shingle and paving. There are well stocked borders containing a variety of mixed shrubs and plants to give all year round colour. The garden also benefits from courtesy lighting, external power points and an outside water supply.

Within this garden is the very useful brick built outhouse/studio. Measuring approximately 12ft 6in x 9ft, this building has two windows, power, lighting, plumbing for a washing machine and American style fridge/freezer and an attractive brick fireplace. The internal walls are painted wood panelling and the flooring is wood effect laminate.

At the far end of the garden there is a gated area which includes a number of timber storage sheds, most having power connected.

LOCAL AUTHORITY

East Suffolk Council.

COUNCIL TAX BAND

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EPC - Not required. Grade II Listed building.

PSC

Denotes part sloping ceiling - measured at 1.5m above floor level in accordance with RICS guidelines.

SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3966