



**Wood House
Groton, Suffolk**

**DAVID
BURR**



Wood House, Roundmaple, Groton, Suffolk, CO10 5EY

Groton is a rural community with a pub and church, set in glorious undulating countryside. This lovely village was the birthplace of John Winthrop, founder of the city of Boston, the first Governor of the State of Massachusetts. The market town of Sudbury is about 6 miles away and Colchester, with its commuter rail service to London, Liverpool Street, is some 11 miles distant. The large village of Boxford is approximately 1 mile and this provides a useful range of facilities.

A 4 bedroom (one en-suite) detached unlisted period property enjoying outstanding rural setting abutting ancient woodland with views across uninterrupted countryside lying on the periphery of the highly regarded Suffolk village of Groton. Situation approximately 2.5 miles from the desirable village of Boxford with its Ofsted outstanding rated primary school, public houses, village butchers, parish church and post office facilities. Offering an accommodation schedule of approximately 1,900sq ft it is fair to suggest the property would benefit from a degree of modernisation / updating although nonetheless offers four ground floor reception rooms with excellent scope to further extend and enhance (subject to the necessary planning consents). Further benefits to the property include a double garage / store, private gated off-street parking and total plot size of approximately 1.2 acres.

A four bedroom (one en-suite) detached unlisted period property requiring modernisation / updating abutting ancient woodland and afforded uninterrupted views across open countryside. Further benefits to the property include convenient access to the well served village of Boxford and set within grounds of 1.2 acres.

Panel-glazed leaded light door opening to:

SITTING ROOM: 21' 3" x 12' 4" (6.48m x 3.77m) With casement window range to front affording views across open farmland. Featuring an array of exposed timber and stud work with central ceiling cross beam and red brick fireplace with brick heath, inset wood burning stove and oak bressummer beam over. Door with suffolk latch opening to:

DINING ROOM: 12' 0" x 11' 5" (3.68m x 3.49m) With casement window and leaded light window to front with views across farmland and further glass panel viewing screen to side with hearth views across gardens. The focal point of the room is a brick fireplace with pine heath mantle over and inset wood burning stove. Leading to:

KITCHEN/BREAKFAST ROOM: 16' 7" x 12' 0" (5.08m x 3.66m) Fitted with an extensive range of solid oak units with preparation surfaces over and tiling above. Double stainless steel sink unit with mixer tap over and window range to side with views across the parking area and garage. The kitchen provides space for appliances including a two door stoves oven with four ring ceramic hob above, American style fridge/freezer and bosch dishwasher. Tiled flooring throughout, ample space for a central breakfast table and glass screens to rear with views across gardens and ancient woodland. Affording a wealth of exposed timber work, door to lead to useful under storage recess and staircase rising to first floor. Further door with suffolk latch opening to:

REAR HALL: 8' 4" x 6' 7" (2.56m x 2.02m) With tiled flooring throughout, door to utility room and also housing oil fired boiler. Stable door to outside.

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SNUG: 12' 10" x 11' 6" (3.93m x 3.53m) Centrally positioned and ideally placed as a second sitting area with folding doors opening to the garden room set on a brick base with glazed surround on three sides with french doors opening to the side terrace with gardens and woodland beyond. Further door opening to rear and set beneath pitched a roof line.

First floor

LANDING: With hatch to loft, range of spotlights and step up with door to:

BEDROOM 1: 12' 7" x 11' 6" (3.86m x 3.51m) Afforded a dual aspect with casement window range to rear, glass viewing screen to side, affording views across the gardens and woodland beyond. Door to:

EN-SUITE BATHROOM: 8' 0" x 5' 9" (2.45m x 1.77m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with tiling above. Wall mounted heated towel radiator and casement window range to side.

BEDROOM 2: 12' 0" x 11' 3" (3.67m x 3.45m) With casement window range to front affording outstanding views across adjacent countryside.

BEDROOM 3: 12' 3" x 10' 7" (3.75m x 3.23m) Afforded a dual aspect with casement windows to front and side with views across adjacent open farmland and gardens with woodland border.

BEDROOM 4: 11' 5" x 8' 9" (3.50m x 2.69m) With casement window range to rear and views across the parking area and gardens beyond. Further circular glass viewing screen to side and door to lining store, housing water and cylinder with useful fitted shelving.

FAMILY BATHROOM: 8' 2" x 6' 1" (2.51m x 1.87m) Fitted with ceramic WC, pedestal wash handbasin and bath with tiling above. Wall mounted heated towel rail radiator and casement window range to front.

Outside

The property is approached via a shingle driveway with five bar gate opening into an expansive area of private off-street parking with turning circle. To the East is a delapidated double garage/store with lean to woodstore to side and area of hard standing. The garden extends to the rear of the property with an expansive lawn, various external stores and a woodland border. In all, approximately 1.2 acres.

AGENTS NOTE: Areas to the northern part of the grounds fall within a site of scientific special interest (SSSI) which is understood to have ancient woodland status. Please contact David Burr Leavenheath for further information.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

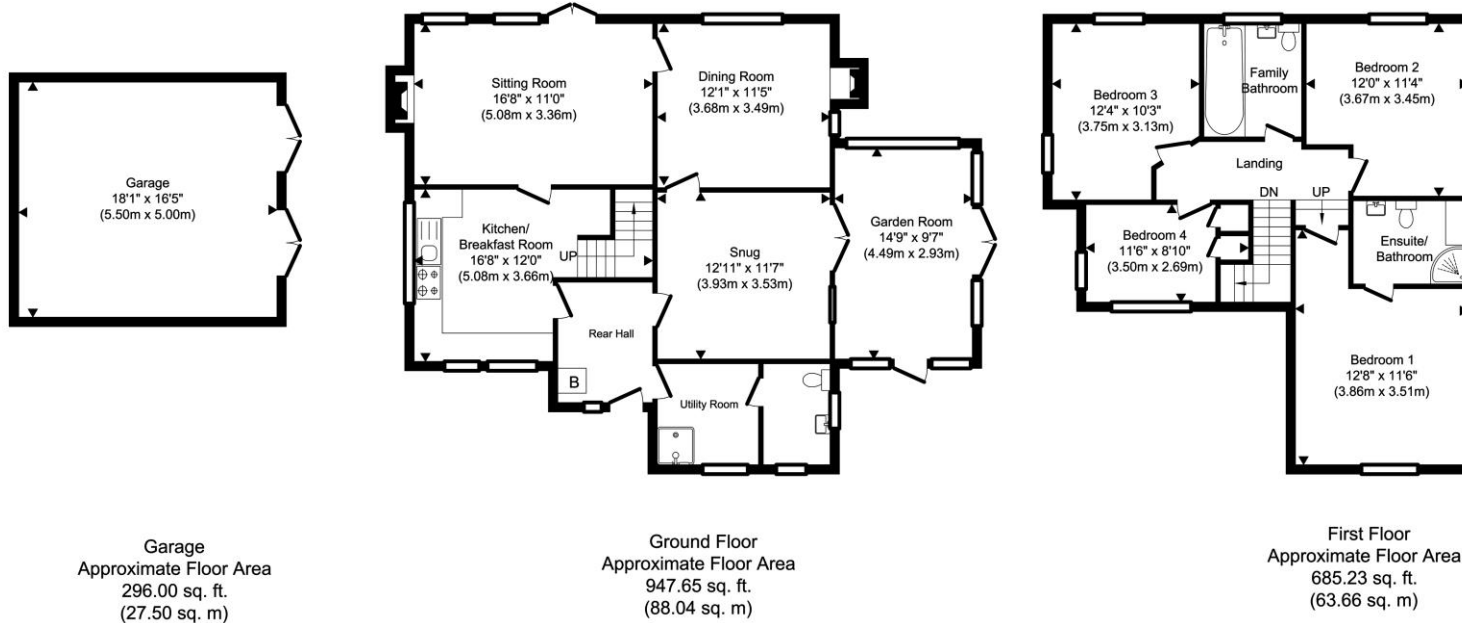
WHAT3WORDS: burglars.perch.prevented

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL APPROX. FLOOR AREA 1928.89 SQ.FT. (179.20 SQ.M.)
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