



Little Shambles, Swilland, Suffolk

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Little Shambles

Kirby Lane

Swilland

Suffolk

IP6 9FD

A spacious single-storey family home with attached self-contained annexe, in an enviable position surrounded by open countryside.

Witnesham 1.5 miles, Grundisburgh 2.6 miles, Otley 2.9 miles, Woodbridge 6.2 miles, Ipswich station 6.6 miles (Liverpool Street in 70 minutes), A14 7.6 miles.

Entrance Hall | Sitting Room | Dining Room
Conservatory | Kitchen | 3 Bedrooms | Wet
Room | Utility Room

Annexe: Kitchen | Sitting Room | 2 Bedrooms
Wet Room | Bathroom | Gardens | EPC: D
In all 0.56 acres

The property

Set along a quiet country lane, and nestled in the heart of Mid-Suffolk, Little Shambles is a light and spacious single-storey property, beautifully presented throughout with an attached self-contained 2-bedroom annexe in total extending to over 2,600 sq ft. Surrounded by open countryside with a wraparound garden and enviable views, the property lends itself as an ideal family home, with the added opportunity for multi-generational living, a potential rental income, or ample space for family and friends to stay.

The property has an open-plan feel, with large windows allowing plenty of natural light and engineered oak flooring to help create a sense of space. A welcoming, central entrance hall leads through into majority of the accommodation. The large sitting room with attractive stone fireplace and wood-burning stove offers dual aspect views of the

garden, and leads through into the dining room which gives access to both the kitchen and conservatory. The kitchen is fitted with bespoke, handmade oak units to both base and wall with a four oven, oil-fired Aga, and offers ample space for any passionate cook with the dining room beside ideal for entertaining. The conservatory is a wonderful spot to sit and watch the abundance of wildlife outside as well as providing additional reception space with direct access to the garden and the covered terrace. Utility room beside the kitchen also provides access to outside for muddy feet along with additional storage.

The three bedrooms to the main house are accessed via an inner hall which provides plenty of in-built storage. The bedrooms offer flexible and versatile space, one with a door to outside. A large wet room completes the accommodation to the main house.

The annexe is attached to the main house and is accessed both from the inner hall and a separate entrance on the drive; comprising a spacious kitchen, sitting room with views across the garden and doors to a private terrace, two double bedrooms, family bathroom and wet room. Whilst the annexe is separate from the house and offers ideal guest accommodation, it could also be integrated into the main property as additional bedrooms or reception space instead of an annexe.

Outside

Approached over a gravel driveway with turning and parking for a number of vehicles, Little Shambles sits centrally in its plot of just over half an acre with the garden wrapping around the property to all aspects. Offering glorious backdrops of open countryside, the garden is a haven for birds and wildlife with a former swimming pool having also been converted into a wildlife pond adding further interest. There are a number of terraces with the main being adjacent to the conservatory. Complete with glazed roof over, the terrace offers ideal space for al fresco dining or entertaining.



Location

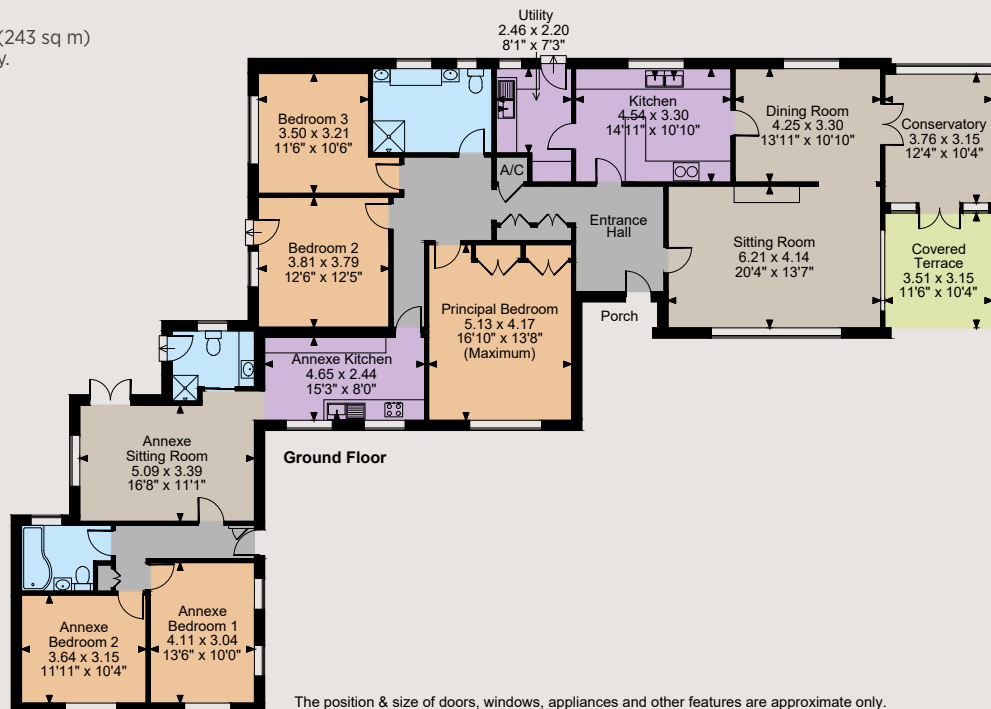
Situated in the heart of Mid Suffolk, the small village of Swilland is well placed for both easy commuting and the Suffolk coast. The village of Otley is just 2.9 miles away and benefits from a village shop for essentials, pub and doctor's surgery, as well as the renowned Otley College. Likewise, the nearby village of Grundisburgh offers a fantastic range of local amenities including doctor's surgery, village shop, pub, deli, general store and coffee shop and is 2.6 miles away. The popular riverside town of Woodbridge is 6.2 miles to the east and offers a range of independent shops, cafes and restaurants.

The property is only 6.6 miles north from Ipswich, Suffolk's county town, which has a variety of amenities including further shopping and commercial activities, along with the town's railway station which offers direct links to London's Liverpool Street taking approximately 70 minutes. The A14 and A12 are both in close proximity and enable access to the greater road network.

Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell and Alde together with golf courses at Fynn Valley, Ufford and Aldeburgh. The area offers an excellent selection of both state and independent schooling, including Witnesham Primary and Thomas Wolsey Ormiston Academy, Ipswich School, Woodbridge School and Framlingham College and Prep, and Debenham High School.



Floorplans
House Internal area 2,617 sq ft (243 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8543607/SS

General

Local Authority: East Suffolk District Council.

Services: Private drainage which the vendor has confirmed, does comply. Mains water and electricity. Oil-fired central heating. Solar panels.

Council Tax: Band G.

Tenure: Freehold.

Guide Price: OIEO £700,000.



Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

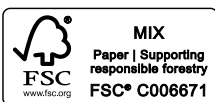
ipswich@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2023. Particulars prepared March 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

