



Shottisham Hall

Alderton Road, Shottisham, Woodbridge, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming 5 bedroom farmhouse surrounded by countryside views, positioned near the River Deben.

A Grade II Listed timber-framed farmhouse, set within charming grounds in the popular village of Shottisham lying only a short distance from the River Deben.



5 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



OUTBUILDING



2.68 ACRES



FREEHOLD



**RURAL/
WATERSIDE**



4,541 SQ FT



**GUIDE PRICE
£800,000**



The property

Believed to date back to the late 16th Century, Shottisham Hall is a substantial timber-framed farmhouse set in idyllic gardens and grounds of over 2.5 acres, with far-reaching countryside views. With over 4,500 sq ft of flexible accommodation arranged over three floors, this family home offers a comfortable living environment with period features including beautifully exposed beams, original 17C timber and metal framed windows and rendered elevations.

The ground floor accommodation is accessed via the welcoming reception hall which in turn leads through to the remaining living areas. Comprising four further reception rooms; a spacious family room; dual aspect sitting room with feature fireplace and wood-burning stove, useful study and dining room ideal for more formal dining. The large kitchen/breakfast room is a beautifully light space with a range of built-in base level cabinetry and range cooker, along with a convenient pantry store adjacent and doors to the garden. Completing the ground floor is a utility

room with WC and conservatory leading from the family room to the garden. To the first floor are five bedrooms, the principal bedroom benefitting from an en suite, walk-in wardrobe and dressing room and offering stunning views over the Suffolk countryside. A family bathroom completes the first floor. There is also an attic space which offers potential space for additional accommodation, subject to the necessary consents, or is ideal storage. Of particular note, the property is in need of some updating.

Outside

The property is approached over a gravelled driveway providing plenty of parking and turning for a number of vehicles. The delightful garden surrounding the house includes rolling lawns, border hedgerows, various mature trees and established shrubs, as well as a terraced area to the side and a timber deck to the rear for al fresco dining and entertaining. Beyond the garden there are fenced paddocks, which are ideal for grazing. The garden and grounds back directly onto open fields and rolling countryside, helping to create a peaceful, idyllic atmosphere.



Location

The property lies in a highly desirable position within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The area offers stunning countryside and is a popular centre for sailing, yachting and other water sports, with the River Deben close by.

The popular riverside town of Woodbridge is approximately 6 miles away, and provides a wide range of everyday amenities, including high street and independent shops, supermarkets, doctors, library restaurants. In addition, the area provides a choice of schooling, including the independent Woodbridge School, Farlingaye High School, alongside a number of primary schools. Further amenities are available at Martlesham with larger supermarkets and high street shops providing daily necessities. Ipswich is easily accessible, providing further amenities as well as leisure and cultural facilities.

The area is well connected by road, with the A12 within easy reach, while rail services are available from Woodbridge via Ipswich to London Liverpool Street.



Distances

- Shottisham 0.8 miles
- Melton 5.3 miles
- Woodbridge 6.8 miles
- Ipswich 15.2 miles

Nearby Stations

- Ipswich - mainline
- Woodbridge - branch line

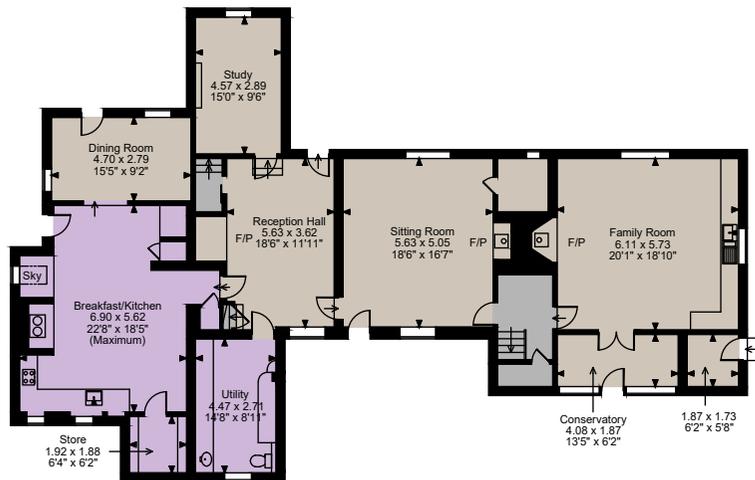
Key Locations

- Orford Castle
- Sutton Hoo Burial Ground
- Rendlesham Forest
- Ramsholt Arms
- Suffolk Coast

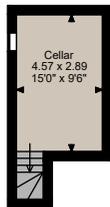
Nearby Schools

- Woodbridge School
- Fairlingaye High School
- Melton Primary School
- Orwell Park School

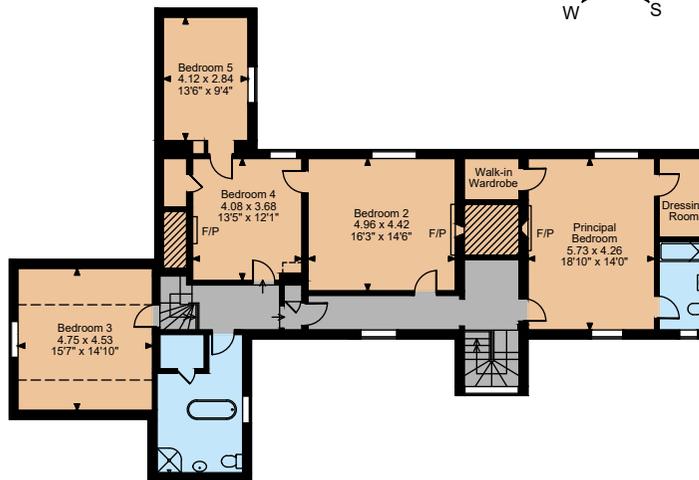




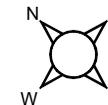
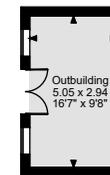
Ground Floor



Cellar



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 4,349 sq ft (404 sq m)

Outbuilding internal area 192 sq ft (18 sq m)

Total internal area 4,541 sq ft (422 sq m)

For identification purposes only.

Directions

IP12 3EP

///what3words ///servers.decorator.entitles - brings you to the driveway

General

Local Authority: East Suffolk district Council

Services: Oil fired central heating, private drainage that we do not believe complies with the current regulations. Mains electricity and water.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

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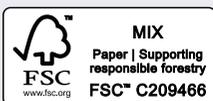
Suffolk

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