



Wood House

Stratford St. Mary, Suffolk

An impressive detached village home with a separate annexe and swimming pool, in the picturesque Stratford St. Mary.

A beautifully presented 5-6 bedroom family home set within tranquil gardens and grounds, positioned between two riverside villages.



5 RECEPTION ROOMS



5-6 BEDROOMS



2-3 BATHROOMS



DOUBLE GARAGE



0.85 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3945 SQ FT



**GUIDE PRICE
£1,300,000**



The property

Believed to date back to the 16th Century, Wood House is a stunning detached family home offering light-filled flexible accommodation arranged over three floors, and benefitting from a substantial garden and paddock, swimming pool and separate annexe. The house is steeped in history, and Constable is known to have painted one of his portraits from the first floor of the house.

Configured to provide the ideal space for family entertaining, the ground floor accommodation is accessed via an impressive entrance hall which leads to a dual aspect sitting room offering plenty of natural light, whilst on the left hand side of the property is a spacious dining room leading through to a recently refurbished kitchen and spacious family room. The family room features a substantial brick built fireplace and beautifully exposed beams. There is a beautifully ornate garden room to the rear of the property with French doors opening to the gardens. The well-proportioned kitchen/breakfast room has been beautifully designed with a range of cabinets and

units, an impressive Rangemaster and plenty of space for dining. Completing the ground floor accommodation is a utility room leading conveniently from the kitchen and the back door, two cloakrooms and a study room. On the first floor there are four well-presented bedrooms, one of which benefits from a luxurious walk-in dressing room and an en suite. A family bathroom can also be found on this floor along with a further cloakroom, whilst the second floor offers an additional bedroom with stunning views over the Suffolk countryside.

The Annexe

Wood House benefits from a substantial annexe, which was a former cricket pavilion, situated in a private position to the rear of the garden. It has been beautifully refurbished and contains a spacious double bedroom, a kitchen and a shower room. There is also a Pump House and store room along with an impressive outside dining/entertaining area. The annexe has been used as a successful holiday let business by the current owners. The annexe could also be used as a studio or office, or as ancillary accommodation.



Outside

The property has ample off road parking and double garage. The garden has been beautifully landscaped, and there is a stunning outdoor entertaining area directly accessed from the garden room of the house. Within the garden there is a heated swimming pool, and beyond the annexe are further grounds which offer another peaceful garden area to enjoy stunning countryside views. There is a paddock beyond and the grounds host the foundations of a former tennis court.

Location

Wood House is a perfectly situated edge of village home. Stratford St. Mary offers many amenities including a farm shop, post office, two local pubs and the highly acclaimed Talbooth restaurant. Nearby Dedham is one of Suffolk's most sought after villages and offers further shops, cafes and restaurants. Both villages have well rated primary schools and many are drawn to the area for the spectacular riverside life that flows through them.

The historic city of Colchester is just six miles to the south, offering a wider variety of amenities and schooling options, including the independent Colchester Prep and High School, Oxford House School and St Mary's School for Girls.

The area is extremely well connected by road, with the A12 nearby and offer convenient rail links to London from either Manningtree or Colchester.



Distances

- Dedham 1 mile
- Stoke-by-Nayland 4.7 miles
- Manningtree 5.4 miles
- Colchester 8.5 miles

Nearby Stations

- Manningtree
- Colchester

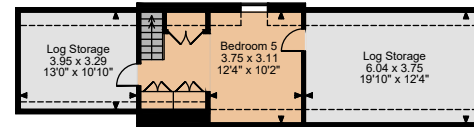
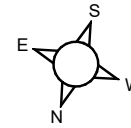
Key Locations

- Dedham Vale
- Beth Chatto Gardens
- Flatford Mill

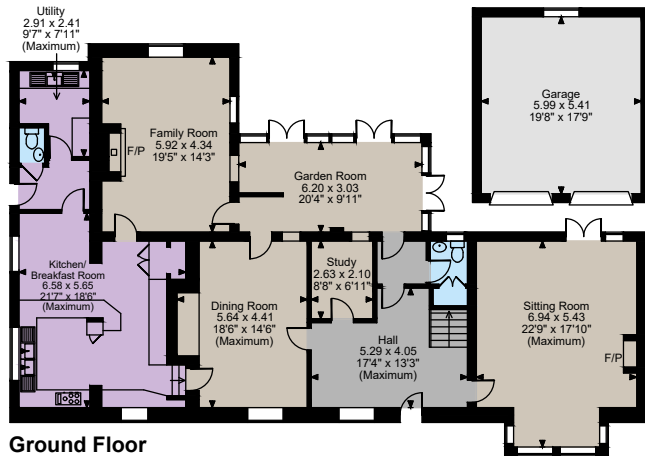
Nearby Schools

- Colchester Prep and High School
- Oxford House School
- St. Mary's School

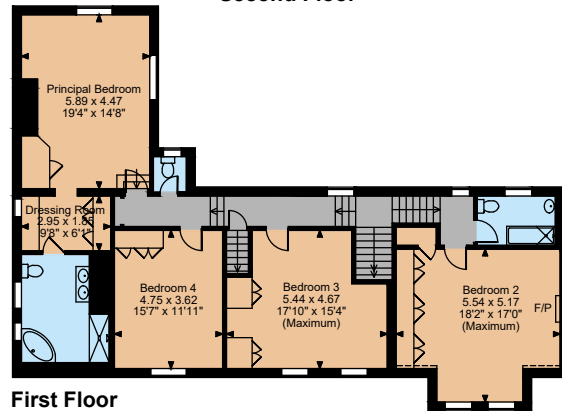




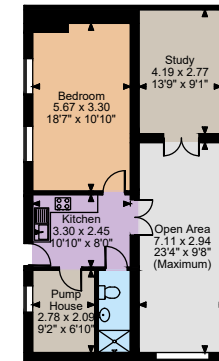
Second Floor



Ground Floor



First Floor



Annexe

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 3,945 sq ft (366 sq m)

Garage internal area 349 sq ft (32 sq m)

Store internal area 125 sq ft (12 sq m)

Annexe internal area 396 sq ft (37 sq m)

Open area external area = 219 sq ft (20 sq m)

Total internal area 4,815 sq ft (447 sq m)

For identification purposes only.

Directions

CO7 6LU

what3words: ///aspect.punctual.lyrics

General

Local Authority: Babergh District Council

Services: Water and electricity mains services are connected. Private drainage which we understand is compliant with the current regulations. Oil-fired central heating.

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

Council Tax: Band G

EPC Rating: E

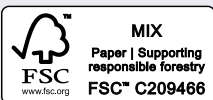
Suffolk

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