



Vine Croft

Washbrook, Ipswich, Suffolk

A spacious single-storey family home with 6.33 acres, in an enviable position surrounded by open countryside.

Vine Croft is a charming 3 bedroom detached single-storey home set within tranquil gardens and grounds, with far-reaching views, in a popular village location.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



INTEGRAL GARAGE



6.33 ACRES



FREEHOLD



RURAL



2,526 SQ FT



**GUIDE PRICE
£825,000**

The property

Vine Croft is an attractive detached family home offering more than 2,300 sq ft of light-filled flexible accommodation arranged over a single storey with high ceilings and generously proportioned rooms, set within 6.33 acres of tranquil gardens and grounds. Whilst the property offers wonderfully spacious accommodation in its current guise, there is also plenty of potential for extending or reconfiguring, subject to the necessary consents.

Configured to provide the ideal space for family living and entertaining, the accommodation flows from a welcoming reception hall and comprises a spacious inner hall which leads to three reception rooms including a rear aspect drawing room with exposed wooden flooring and a feature fireplace with contemporary woodburning stove, a large dual aspect sitting room with doors to the rear garden and a sunny conservatory with adjoining boiler room. There is a well-proportioned kitchen/breakfast room fitted with a range of wooden wall and base units, complementary work surfaces, modern integrated

appliances and a breakfast area with walk-in pantry. Further on this floor is also a cloakroom.

The accommodation is completed by a large dual aspect principal bedroom with full height fitted storage, and two further well-presented bedrooms, together with a family bathroom with a bath and separate shower.

Outside

Screened by mature hedging and trees and offering strong kerb appeal, the property is approached via a concreted driveway that provides private parking and access to the integral garage. The formal, well-maintained gardens to the front and rear are laid mainly to level and gently sloping lawn, bordered by mature shrubs and trees. The property's remaining acreage—pastureland lined with trees and hedging—extends to the rear and side aspect and is also accessible via a lawned side driveway through a five-bar gate. The entire setting enjoys uninterrupted views over the surrounding farmland and countryside.



Location

Located at the heart of glorious Suffolk countryside, the twin villages of Washbrook and Copdock have a church, local shops, a country store, hotel and pub. The county town of Ipswich to the north and the ancient market town of Hadleigh to the east both offer comprehensive amenities including independent and high street shopping, banks, pubs, restaurants, schooling and leisure facilities. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell, Stour and Alde together with numerous golf courses. Communications links are excellent: the nearby A14 and A12 offer easy access to the M11, M25, Cambridge, the Midlands, London and Stansted Airport, and Ipswich station offers regular direct services to London in less than an hour.



Distances

- Washbrook 1.3 miles
- Copdock 2.1 miles
- Ipswich 3.7 miles
- Colchester 16.2 miles

Nearby Stations

- Ipswich - mainline

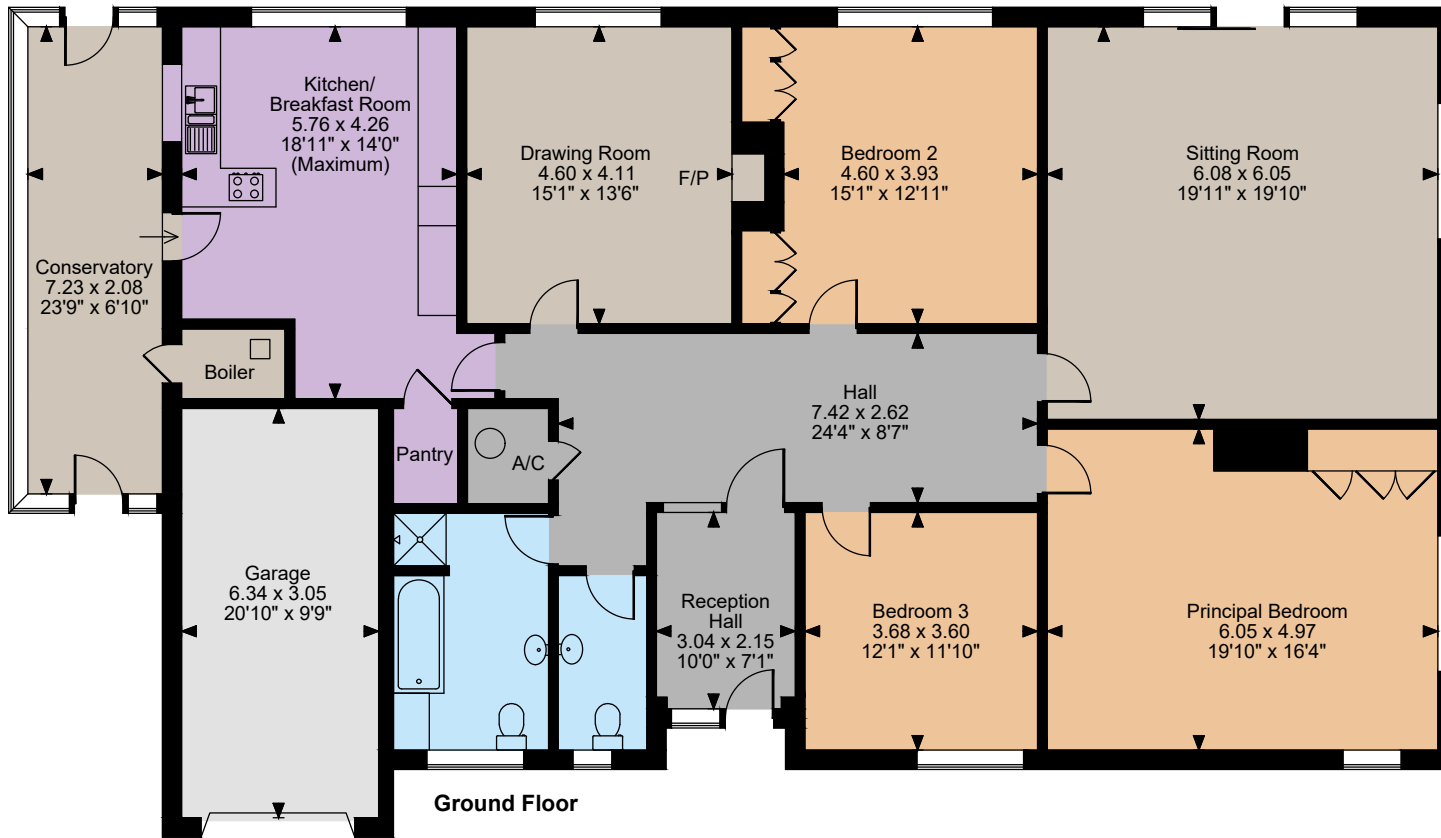
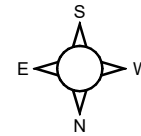
Key Locations

- Ipswich Museum
- Sutton Hoo
- Framlingham Castle
- Christchurch Mansion

Nearby Schools

- Copdock Primary School
- Ipswich Prep
- St. Joseph's College





Ground Floor

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

Main House internal area 2,316 sq ft (215 sq m)
Garage internal area 210 sq ft (19 sq m)
Total internal area 2,526 sq ft (235 sq m)
For identification purposes only.

Directions

IP8 3HQ

what3words: ///signified.letter.tram - brings you to the driveway

General

Local Authority: Babergh District Council

Services: Oil-fired central heating. Mains water and electricity services are connected. We understand that the private drainage at this property does not comply with the relevant regulations.

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

Council Tax: Band D

EPC Rating: E

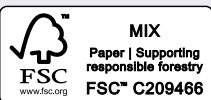
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Suffolk

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