



Mill Lodge

Grundisburgh, Suffolk

An impressive detached family home, with stunning contemporary features set in a popular village location.

A beautifully presented architecturally-designed property and flooded with plenty of natural light, Mill Lodge is an attractive four bedroom contemporary family home in the heart of the popular village of Grundisburgh.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



ENCLOSED GARDENS



FREEHOLD



**RURAL/
VILLAGE**



**2944 SQ FT
-3519 SQ FT**



**GUIDE PRICE
£895,000**



The property

Built in 2016, Mill Lodge is an impressive detached, contemporary family home offering versatile accommodation arranged over two floors. Thoughtfully designed to maximise natural light, the property features well-proportioned interiors with plenty of flexibility.

Configured to provide the ideal space for everyday living and entertaining, the ground floor is accessed via the welcoming reception hall with its vaulted ceilings, and comprises three reception rooms including a useful study, a large sitting room with a set of doors opening onto the rear gardens and an open-plan kitchen/dining/family room. The kitchen is fitted with a range of cabinets and units, as well as integrated appliances and a central island. Completing the ground floor is a utility room and a cloakroom.

On the first floor there are four well-presented bedrooms, two of which benefit from an en suite; with the principal bedroom featuring a dressing room. A family bathroom finishes the accommodation.

Outside

Mill Lodge is approached via a block paved driveway providing ample space for parking and leads to an integral garage. To the rear, the garden is mainly laid to lawn and enclosed by timber fencing. Space for outdoor dining is provided by a rear aspect patio area behind the garage with side access leading to the front garden. There is also a garden room which is currently being used as a golf studio/games room.



Location

Grundisburgh is a traditional Suffolk village with the green at its heart, benefitting from a pub, grocers, post office, a doctors' surgery and two cafés. A stream runs across the green with St. Mary's Church providing a picture-perfect background. There is in addition a playing field with an all-weather tennis court and a bowls club; there is an excellent amateur dramatic group and many other organisations catering for all ages. The Primary School is highly rated as is Farlingaye High School, a short distance away in Woodbridge.

The popular market town of Woodbridge offers an excellent array of day-to-day amenities including a wide range of independent and High Street shops, boutiques, galleries, hotels and pubs, together with leisure facilities including a museum, cinema and theatre, skate park, sports centre, swimming pool, golf course and marina. Most notable is the train station. Ipswich railway line is 6.7 miles away with a regular service to London and an average journey time of 60 minutes.

Distances

- Grundisburgh 0.4 miles
- Woodbridge 3.4 miles
- Ipswich 6.2 miles
- Waldringfield 7.1 miles

Nearby Stations

- Woodbridge
- Ipswich

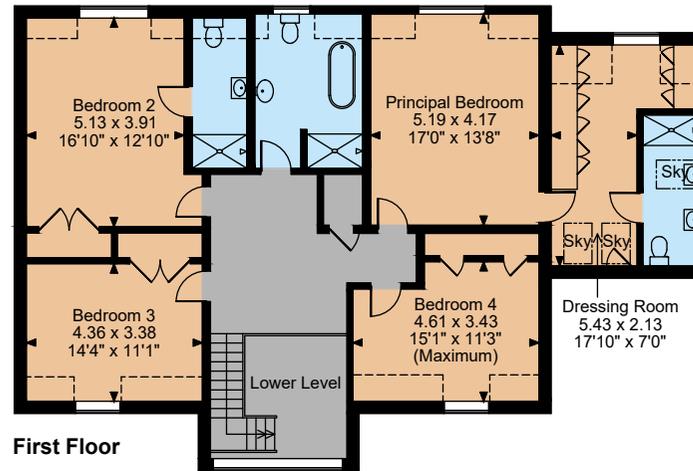
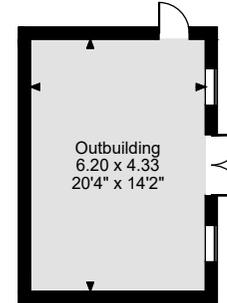
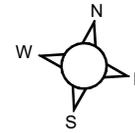
Key Locations

- Historic Woodbridge
- Suffolk Heritage Coast
- Helmingham Hall Gardens

Nearby Schools

- Farlingaye High School
- Woodbridge School
- Grundisburgh Primary School





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 2,944 sq ft (274 sq m)

Garage internal area 286 sq ft (27 sq m)

Outbuilding internal area 289 sq ft (27 sq m)

Total internal area 3,519 sq ft (327 sq m)

For identification purposes only.

Directions

IP13 6UR

what3words: ///royal.take.tower

General

Local Authority: East Suffolk District Council

Services: All main services are connected.

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

Council Tax: Band F

EPC Rating: B

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