Secluded Sanctuary

A modern family home with generous accommodation, about 4.3 acres (sts) and far reaching countryside views

Whatfield
Suffolk

Tasteful Decor Throughout

Grubbs Edge

Whatfield | Suffolk

£595,000

A family residence with in excess of 4.3 acres (sts) in a private and secluded position near the centre of the south Suffolk village of Whatfield, 3 miles from the market town of Hadleigh. The generous accommodation includes 5 bedrooms, 2 reception rooms, study, kitchen/breakfast room, utility, bathroom and 2 shower rooms. Outside, detached building with garaging, workshops and annex space.

Property description

Grubbs Edge is a modern detached family home, built circa 2002 to a high standard, with generous well flowing accommodation and a large detached two storey outbuilding.

Positioned at the end of a private drive, the house enjoys a great deal of seclusion, with countryside and garden surrounding the property.

You enter the house into the hall, with doors off to the principal rooms and stairs up to the first floor. You notice that the design of the house includes many windows, allowing plenty of natural light to flood the accommodation and give views over the land and countryside. The sitting room has a fireplace with inset wood burner and french doors out onto the formal garden. The dining room has an attractive bay with a door again out to the garden. The well equipped kitchen has plenty of storage space and room to dine and leads through to a utility room and study. There is also a ground floor bedroom and shower room.

Upstairs, the landing leads off to four further bedrooms, including the master suite, which has en suite facilities. There is a family bathroom, with bath and separate shower cubicle.

Outside, the are well kept formal gardens with a sun terrace. This leads through to a copse and fruit orchard and then on to the paddocks.

There is a detached outbuilding, currently used for garaging, two workshops and first floor storage with annex potential.

Property location

The south Suffolk village of Whatfield is about 3 miles distance from the market town of Hadleigh. The village has a CoE primary school. The larger regional towns of Ipswich and Colchester are 12 and 17 miles distance respectively. There is a main line rail station at Manningtree (12 miles) which has a travel time to London Liverpool street of under 1 hr.

Key features

- *5 bedrooms*
- *2 reception rooms*
- *Study*
- *Kitchen/breakfast room*
- *Utility room*
- *Bathroom*
- *Shower room*
- *En suite shower room*
- *Detached outbuilding*
- *About 4.3 acres in all (sts)*

Energy Performance Certificate

SAP

Grubbs Edge, The Street, Whatfield, IPSWICH, IP7 6QN

Dwelling type:	Detached house	Reference number:	0294-2896-6769-9002-7331
Date of assessment:	06 June 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	08 June 2012	Total floor area:	234 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

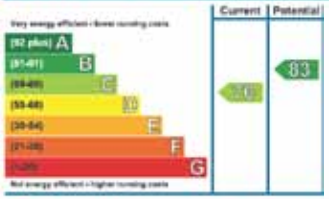
Estimated energy costs of dwelling for 3 years:	£4,218
Over 3 years you could save	£951

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£342 over 3 years	£261 over 3 years	You could save £951 over 3 years
Heating	£3,327 over 3 years	£2,727 over 3 years	
Hot Water	£549 over 3 years	£279 over 3 years	
Totals	£4,218	£3,267	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£294	✓
2 Low energy lighting for all fixed outlets	£30	£93	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£423	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

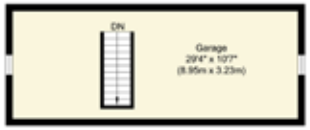
NAEA | The Property Ombudsman SALES | OFT Approved code

TOTAL APPROX FLOOR AREA 3329.06 SQ. FT. (AREA 309.28 SQ.M)

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
www.chevronphotography.co.uk

Ground Floor
Approximate Floor Area
1279.39 sq. ft.
(118.86 sq. m)

First Floor
Approximate Floor Area
1220.62 sq. ft.
(113.40 sq. m)



First Floor Garage
Approximate Floor Area
296.86 sq. ft.
(27.58 sq. m)

Ground Floor Garage
Approximate Floor Area
532.16 sq. ft.
(49.44 sq. m)

SERVICES : All mains services except gas

LOCAL AUTHORITY : Babergh District Council tax band F

MORTON DAWSON GIRLING
SUFFOLK HOMES

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Strictly by appointment with the vendors agent,

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