

*A spacious five bedroom house with useful annexe in the centre of the popular village of Alderton, just a short distance from the Heritage Coast.*

Guide Price  
£485,000 Freehold  
Ref: P6740/J

London House  
The Knoll  
Alderton  
Woodbridge  
Suffolk IP12 3BS



Entrance hall, 23' sitting room, dining room, kitchen, boot room and utility room/cloakroom.

Five double bedrooms and family bathroom.

Annexe accommodation comprising kitchen/bedroom, sitting room and shower room.

Driveway and good size rear garden.

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## Location

London House will be found in the centre of the popular village of Alderton, within walking distance of the village shop/post office, doctors surgery and the sea. Within 3 miles of the property to the west is the popular and unique Ramsholt Arms public house, from where there is sailing on the River Deben. To the south is Bawdsey Quay with sailing centre, café, sandy beach and foot ferry to Felixstowe. Access to shingle beaches at East Lane and Shingle Street (SSSI) is also nearby.

The progressive Bawdsey Primary School is in close proximity. The town of Woodbridge is about 20 minutes by car. This popular town also offers excellent schooling in both the state and private sector as well as pubs, restaurants, shops and businesses. From Woodbridge there are trains to Ipswich connecting with direct rail services to London's Liverpool Street station, taking just over the hour.

## Description

Believed to date from the late 18th Century, London House is a spacious five double bedroom family home with useful annexe and good size rear garden, which can be found in the centre of the popular village of Alderton and close to the Heritage Coast.

Being a principal village house, and at one point accommodating the village store/post office, London House has well laid out and generous accommodation including a spacious entrance hall, a 23' sitting room, dining room, kitchen, utility room/cloakroom and boot room on the ground floor. On the first floor there are five double bedrooms and a family bathroom.

Attached at the rear is the annexe with kitchen/bedroom, sitting room and shower room, which provides useful ancillary accommodation to the main house, potential accommodation for a dependent relative or for holiday lets/B&B purposes, as the vendors have done so recently.

Outside there is a shingle driveway for the parking of three to four vehicles, and good size gardens at the rear.

## The Accommodation

### *The House*

### Ground Floor

A wooden panelled front door opens into the

### *Entrance Hall*

A spacious area for receiving guests, and with sash style window on the front elevation providing views of the village street. Exposed ceiling timber, door to Inner Hallway, wood effect flooring, radiator and doors off to





*Sitting Room* 23'2 x 12'2 (7.07m x 3.7m)

A wonderfully spacious reception room with large window on the front elevation providing a good amount of light and views of the village street. The focal point is the fireplace with Victorian style iron hob fireplace and carved wood surround. Exposed ceiling timbers, wooden boarded floors, wall light points, radiator, recessed spotlighting to part and door through to the





*Kitchen* 21'4 x 7'5 (6.5m x 2.25m)

With good range of cupboard and drawer units with wooden block worksurface over incorporating a ceramic sink with mixer tap, drinking water spigot and drainer to the side. Double hob Sandyford oil fired range cooker with back boiler. Internal window gaining light via the Boot Room, tiled flooring, recess and plumbing for washing machine, recess for electric or Calor Gas oven, recessed spotlighting, door to Boot Room and further door to the



*Dining Room* 15'6 x 11'4 (4.71m x 3.44m)

With window on the front elevation on the village street and door returning to the Entrance Hall. Open brick fire housing the Heta woodburning stove, set on a tiled hearth with bressummer beam over. Exposed ceiling timbers, wall light points, radiator and stairs rising to the First Floor.



Returning to the Kitchen, a part glazed stable type door opens into the

*Boot Room* 15'9 x 5'7 (4.81m x 1.7m)

With similar part glazed stable type door providing access to the garden. Window, tiled flooring and recessed spotlighting. Stable door through to the

*Utility Room/Cloakroom* 12'5 x 7'2 (3.77m x 2.17m)

With mounted butler sink with mixer tap over and plumbing and waste for washing machine. Mounted wash basin, WC, half-height panelling and plumbing connections for a water softener. Recessed spotlighting.

Stairs from the Dining Room rise to the

**First Floor**

*Landing*

With two built-in storage cupboards and doors off to

*Bedroom One* 15'2 x 9'8 (4.63m x 2.96m)

An extremely generous double bedroom with sash style window on the front elevation providing views of the village street and countryside beyond. Range of fitted wardrobe cupboards, shelved recess, TV point and radiator.

*Bedroom Two* 10'5 x 9'11 (3.19m x 3.02m)

Another good size double bedroom with window on the front elevation. NB This bedroom is currently in the process of being refurbished following a water leak in the loft. The works are due to be completed in the forthcoming weeks.





### *Bathroom*

With large window providing plenty of light good views of the rear garden. Well fitted with suite comprising freestanding roll top bath with mixer tap and shower attachment, WC and mounted wash basin with storage shelf and drawers under. Half height panelling. Radiator and door to **Airing Cupboard**.

### *Bedroom Three* 12'7 x 10'1 (3.83m x 3.07m)

A good size double bedroom with window on the front elevation overlooking the village street and providing glimpses of the countryside beyond. Built-in wardrobe cupboard and radiator.

### *Bedroom Four* 11'9 x 7'5 (3.59m x 2.25m)

With windows on the rear elevation providing views of the garden. Radiator.

### *Bedroom Five* 10'10 x 7'5 (3.3m x 2.25m)

A double bedroom with window on the side elevation. Radiator.

## The Annexe

From the rear courtyard a part glazed wooden front door opens into the

### *Kitchen/Bedroom* 15'10 x 9'9 (4.62m x 2.96m)

With window overlooking the courtyard, range of cupboard and drawer units with wood effect worksurface over incorporating a resin sink with mixer tap and drainer. Wood effect flooring, exposed timbers to part, recessed spotlighting, electric panel heater and part glazed door through to the



### *Sitting Room* 9'9 x 9'5 (2.96m x 2.87m)

With part glazed French doors opening into a private enclosed courtyard. Wood effect flooring.



A second door from the Kitchen/Bedroom opens into the

### *Shower Room*

With fully tiled shower cubicle, WC and pedestal wash basin. Electrically heated towel rail, extractor fan and wood effect flooring.



## Outside

Set centrally in the village and fronting on to the village street, a right of way leads to side hung double doors that open onto a large gravelled parking area that is sufficiently large enough for three to four vehicles.

Beside the parking area is a gate that opens onto an enclosed courtyard, from which hardwood gates provide access to the Boot Room and The Annexe.

Beyond the courtyard are the gardens. These are predominantly laid to grass for ease of maintenance but interspersed with a number of mature shrubs and trees, together with a **greenhouse** and vegetable patch.

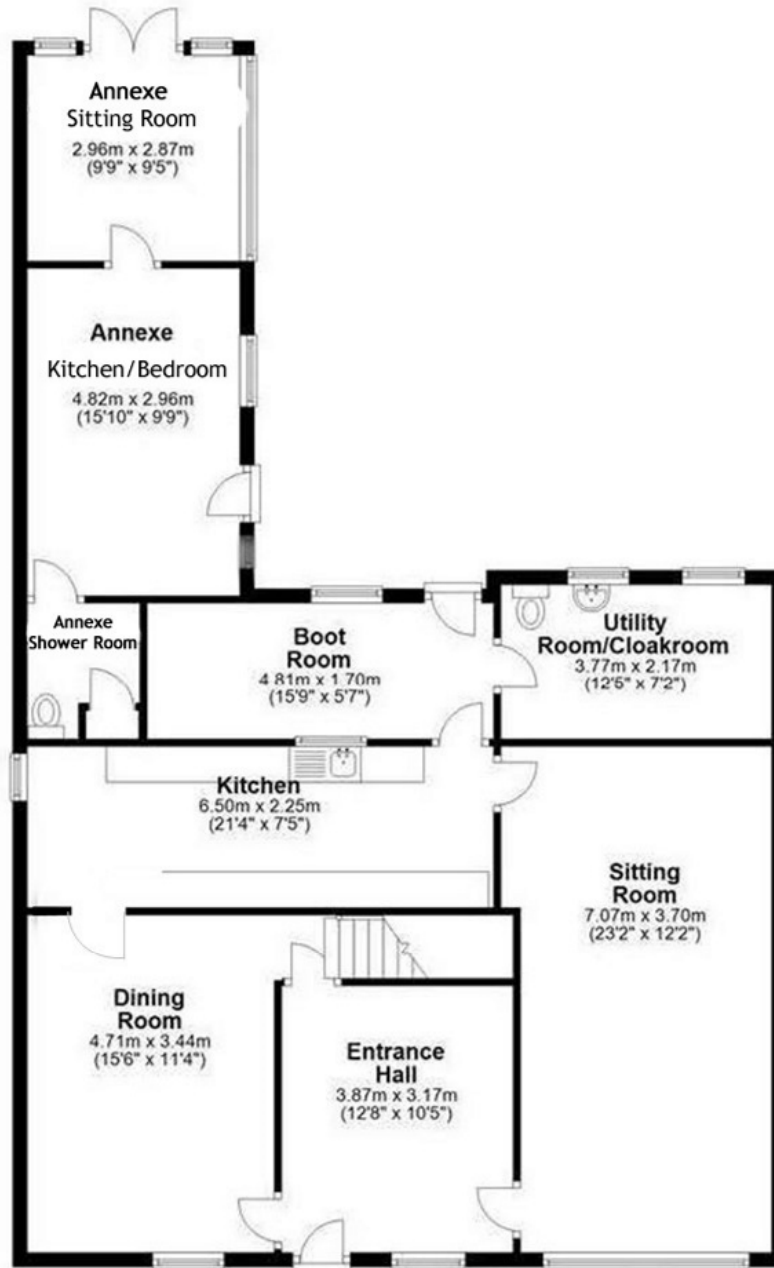
A gate set within a brick wall provides access to the rear garden. This is currently used as a chicken run and comprises a number of mature and established trees together with a useful timber frame **workshop/store** of approximately 11'8 x 11'7.



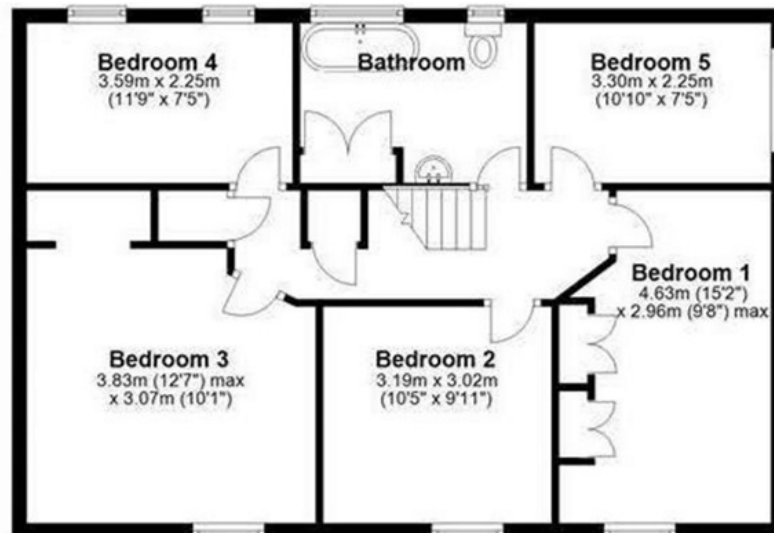




### Ground Floor

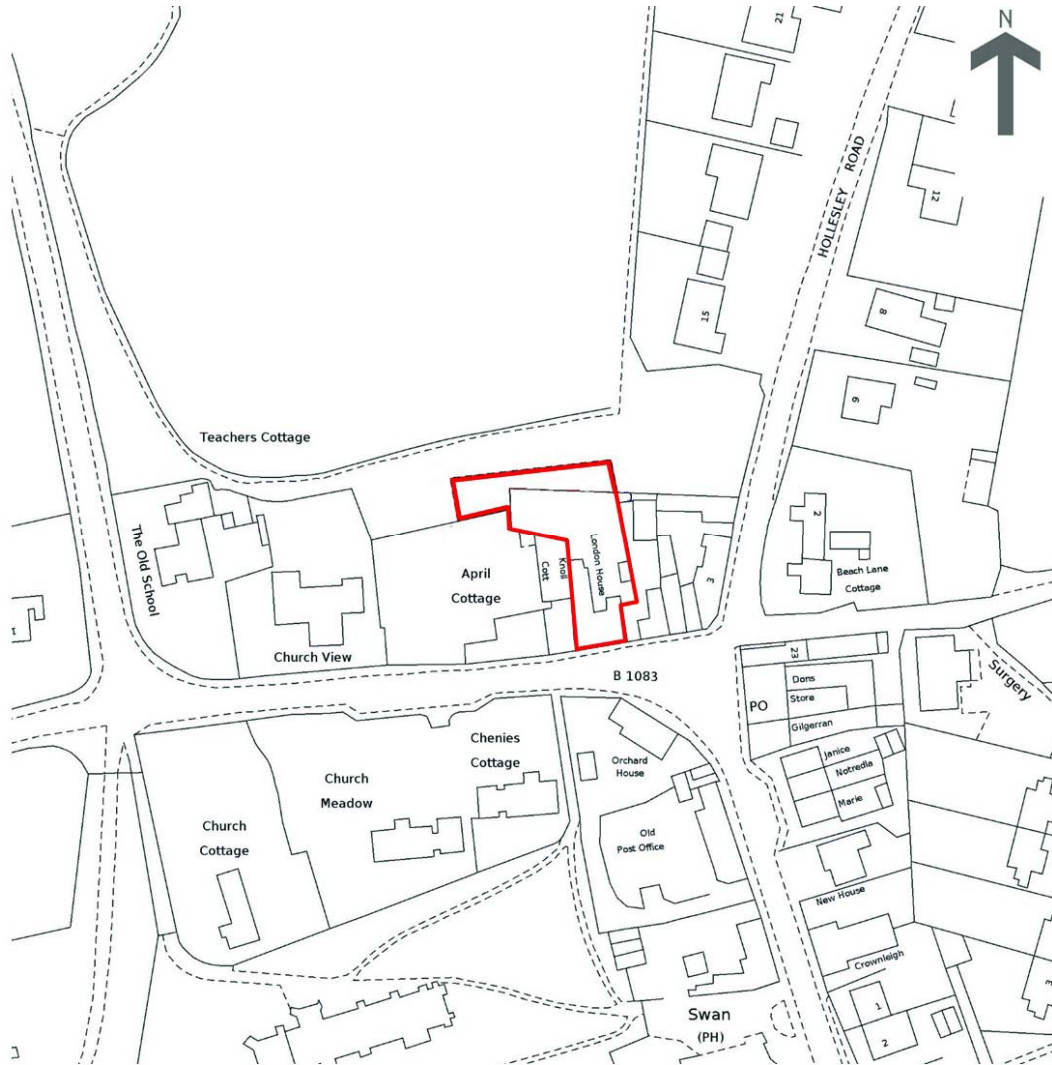


### First Floor





## Site Plan - Indicative Only



**Viewing** Strictly by appointment with the agent. Please adhere to current Covid guidelines.

**Services** Mains water, electricity and drainage. Oil fired central heating.

**Council Tax** Band E; £2,255.93 payable per annum 2021/2022

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

**EPC Rating** = F

### NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Prospective purchasers should note that the property suffered a leak from a water tank in the loft in recent months. The leak has been rectified, but the insurance backed repairs to one of the bedrooms is ongoing, but are due to be completed in the forthcoming weeks.
4. Interested parties should note that the property comprises two separate title numbers.

*November 2021*

## Directions

Heading south on the A12 from Wickham Market towards Woodbridge, at the first roundabout take the first exit onto Woods Lane. Go through the first and second sets of traffic lights at Melton and continue straight ahead over the level crossing, heading towards Sutton Hoo. At the Sutton Hoo roundabout, take the second exit signposted Sutton and Hollesley and continue along this road through the village of Sutton. At the T-junction turn right where signposted Alderton and Bawdsey. Continue along this road for approximately three miles until arriving in the village of Alderton. London House will be found in the centre of the village on the left hand side.

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