



Gracefield Lodge

Wash Lane | Witnesham | Suffolk | IP6 9JE

Freehold Guide Price £ 800,000

FINE & COUNTRY

Gracefield Lodge

A fantastic environmentally friendly, eco built home with an EPC rating of A. Completed in 2018 this good sized family home was constructed on the site of an original barn within the farm. Utilizing a Fleming Homes frame, the design was inspired by the Passivhaus ultra low energy building guidelines incorporating triple glazed aluminum and wood Ideal combi windows, solar panels to provide electricity, air source heat pump for hot water and the underfloor heating which runs throughout the house on both levels. Mechanical Ventilation Heat Recovery (MVHR) system provides a 90% energy efficient way of maintaining a fresh and pleasant atmosphere in the home whilst saving on heating bills. It recycles the heat from the air exiting the house ensuring minimal heat loss. All doors have thoughtfully been widened and do not have raised thresholds to allow wheelchair access throughout the ground floor, including in to the wetroom, if necessary.

This modern four bedroomed, light home sits within the farm in a fabulous rural setting, it really is the best of both worlds.







A driveway from Wash Lane presents you with the first view of Gracefield Lodge on the brow of the hill, it's slate grey fibre-cement panelled exterior sitting proudly amongst the rural fields and farm.

There is parking for at least three vehicles outside the property, smart grey floor tiles and an extra wide front door welcome you into the bright reception hall with wooden flooring leading you in to the open plan living area with wooden staircase to the first floor.

A door to the right of the reception hall leads to

Kitchen

A lovely, light room with high pitched ceiling and full length patio doors with views to the side and front, across the fields. There is plenty of storage in soft green Shaker style eye level and base cabinets topped with quartz work surfaces. There is space for a large American style fridge freezer. The Cookmaster range cooker has 5 electric rings, hot plate, 1 and a half ovens, grill and warming drawer, with extractor over. The Belfast style sink has a mixer tap and kitchen rinse and the dishwasher is built in. The stunning central island takes pride of place with bespoke natural wood worktop over more drawer and cupboard storage.

A door connects the kitchen to the living room, also accessed from the reception hall.



Family Room

A spacious, open plan, room lit with full length windows and patio doors overlooking the farm. Plenty of space for sofas and dining for at least ten. An open space between the living room and snug is designed for a wood burner to heat both rooms at the same time. It has a dedicated air source so it does not draw from the rooms. The cavity is prepared for the insertion of a flue.





Door to

Lounge

A good sized, warm, carpeted room with patio doors opening to the garden and far reaching rural views. Ideal for a TV/media room.

The space for the dual sided wood burner is tiled to ensure it is a decorative feature whether utilised or not.





Door from living area to

Study

A flexible use room with plenty of space for at least two desks and storage.

Doors from Reception Hall to

Bedroom

A large double bedroom with plenty of space for wardrobes.





Wetroom

A fully tiled room with rainfall and hand held shower, WC and basin.

Utility/Boot Room

Another high ceilinged room creating a spacious feel. This room has a door to the front of the property making it an ideal boot room with plenty of space for shoes and coats along with base and eye level cabinets providing additional storage. An additional sink with filtered drinking water tap is set in to the worktop. Space for a washing machine, tumble dryer and clothes airers.



The plant room is accessed via ladder as it is above the wall cabinets. This large space houses solar controls and water tank etc.



The modern wooden staircase in the living area leads to the first floor landing, an open galleried area with high pitch ceiling and full length windows overlooking the farm. Doors to

Bedroom

A double room with window overlooking the farm and plenty of space for wardrobes.



Principal Bedroom

A large double bedroom with high ceiling, fitted wardrobes and windows with uninterrupted views across the countryside.

Door to **En Suite Shower Room** with large walk in shower, WC and basin. High pitched ceiling with Velux window.





Family Bathroom

Comprising a fabulous double ended freestanding bath with shower mixer and wood display shelf behind. A corner shower cubicle, WC and basin complete this light room with high pitched ceiling with Velux windows.

Bedroom

Another double bedroom with space for wardrobes and storage. The window overlooks the farm.

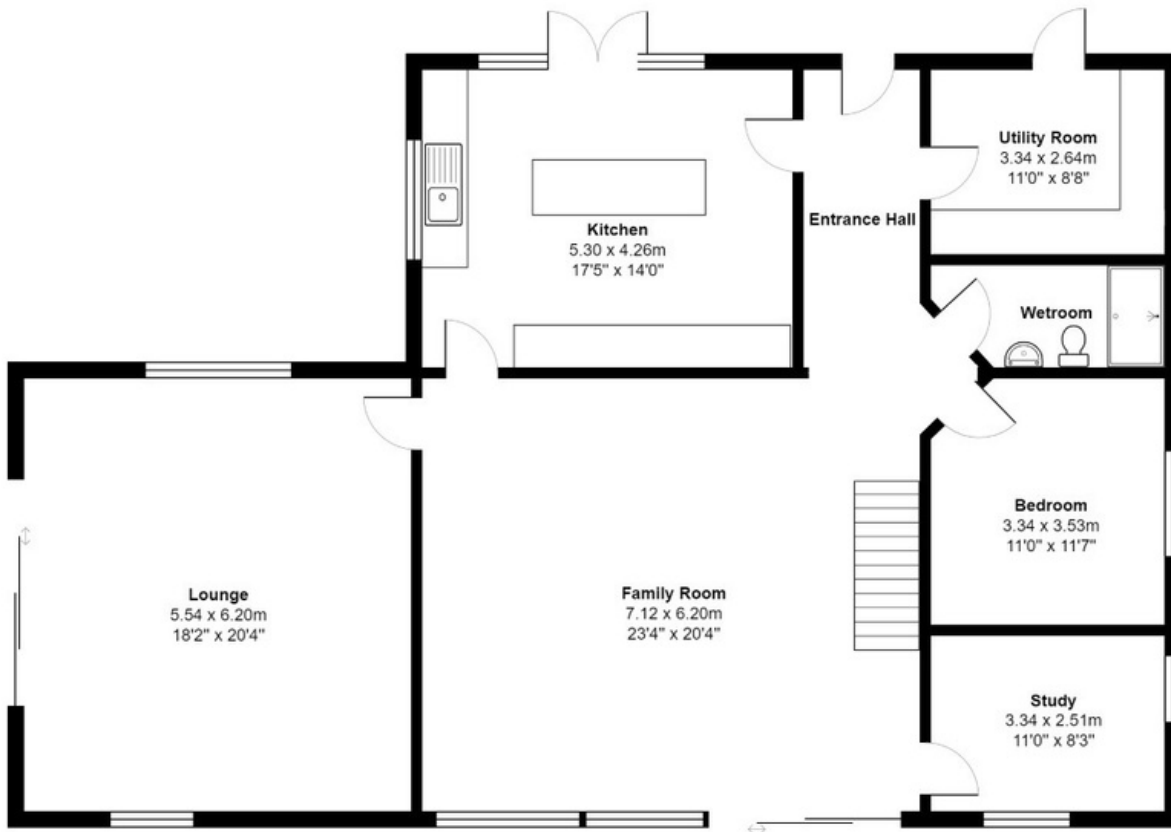




Outside

The garden has shrubs and raised flowerbeds around the perimeter which do not compromise the fantastic views across the fields. It is a good size for family life and includes an amazing treehouse and paved patio area for al fresco dining. There is space to the side of the property for out of sight bins and additional storage.





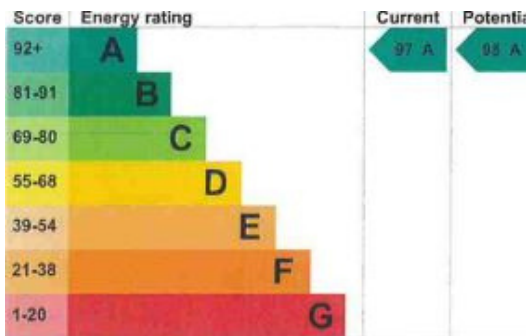
Area: 148.2 m² ... 1595 ft²



Area: 69.0 m² ... 743 ft²

Total Area: 217.2 m² ... 2338 ft²

All measurements are approximate and for display purposes only



Suffolk County Properties Ltd trading as Fine & Country Woodbridge
 Registered in England and Wales. Company reg. No. 05861438
 Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
 Copyright 2022 Fine & Country Ltd



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendors that mains electricity and water are connected. There is a treatment plant for waste water. Solar panels to provide additional electricity and air source heat pump for hot water and the underfloor heating.

The solar panels create an income for excess electricity of around £1000 per annum.

In addition, a quarterly renewable heat incentive payment is received of around £270.

Possession

Vacant possession upon completion.

Council Tax

Band F East Suffolk – 2024/25 - £2991.63

What three words

///scout.influencing.remote

Viewings strictly by prior appointment with the Vendor's Sole Agent -
Fine and Country Ipswich - 01473 289700

Outside Normal Office Hours -
Mark Halls MRICS - 07770 814748

About The Area

Gracefield Lodge is in a rural, farm location on the outskirts of Witnesham, a popular village located approximately four miles to the north of the county town of Ipswich and approximately 8 miles from the market town of Woodbridge. The village has two public houses, a fruit and vegetable wholesaler and a good village shop, local primary school, churches and an active community council. The countryside around is interlaced with footpaths and there are some fantastic rural walks directly from the property. Witnesham has good access to various road networks via the A14 which provides access to The Midlands and the M11 to the West, the A12 which links to London, the M25 to the South and to the North East are the many attractions of the Suffolk Heritage Coast.

The well respected Fynn Valley Golf Club and cafe are in the village.

Local Schools Primary Schools within 3 miles: Witnesham Primary School, Claydon Primary School, Henley Primary School, Rushmere Hall Primary School, Grundisburgh Primary School, Dale Hall Community Primary School, Sidegate Primary School and St Pancras Catholic Primary School. Secondary Schools within 5 miles: Northgate High School, Ormiston Endeavour Academy, Claydon High School, St Albans Catholic High School, Westbourne Academy, Copleston High School, Kesgrave High School, Stoke High School - Ormiston Academy and Chantry Academy.



Fine & Country Ipswich
Archdeacon's House, Northgate Street
Ipswich, Suffolk IP12 1DH
01473 289 700 | ipswich@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation