



South Lodge  
Berghersh Drive | Witnesham | Suffolk | IP6 9EZ

Freehold Guide Price £ 480,000

FINE & COUNTRY



# South Lodge

South Lodge is a charming gate house with original features such as Gothic style windows, Suffolk latch doors and open fireplaces, set in gorgeous mature grounds just a few minutes from the sought after village of Witlesham.

The layout of the reception rooms offer flexibility of use in addition to the two double bedrooms and two bathrooms.

There are multiple, large outbuildings and plenty of parking.







Approached by a gravel drive with plenty of off-road parking for around four vehicles, in front of the larger of the outbuildings which offers parking for one vehicle. The wooden front door opens into a lobby with space for coats storage. Doors to

### Lounge

This living room consists of two areas, one of which is currently being utilised as a bedroom but would be ideal as a dining room and has an open fire.



The other area, through the gothic shaped arch, is a traditional lounge with a wood stove in the fireplace. There is a further wooden door to the outside which is currently not in use. The gothic arched windows are to all four sides.





## Family Bathroom

Suite comprising bath and vanity cabinet with integrated WC and basin. Heated towel radiator. Cupboard with space for washing machine and tumble dryer. Large airing cupboard with water tank and shelving.

## Bedroom

A carpeted room with window to the side. Wooden door concealing staircase to

**First floor room** with pitched ceiling and built in storage. There are two doors providing access to eaves storage. This room could be converted into a study or dressing room.







## Kitchen Dining Room

Wood fronted cabinets provide storage in base cupboards under laminate worktop and there are a few eye level cabinets. A one and half bowl sink is positioned under the window with a tiled splashback. Built in one and a half electric oven, electric hob with extractor over. Space for dishwasher. American style fridge freezer.

Glazed door to back garden.







Glazed door to

### **Conservatory**

Modern gothic style windows have been incorporated to complement the style of the property. Double doors to the garden.







## **Bedroom**

A dual aspect double room with door to

## **En-Suite Shower Room**

A metro tiled room with glass shower cubicle, low level WC, basin and heated towel radiator.







## Outside

The grounds are around a quarter of an acre and the garden is laid to neat lawn interspersed with flowering shrubs and mature trees. The paving around the house lends itself to al fresco dining and lounging. There is a pond near the patio and a trellis walkway with climbing flowering plants. An archway leads to a sheltered seating area.



**Outbuildings**, detailed on the additional floorplan, consist of

Large workroom/storage room to side of garden with power, light, internet and telephone lines. There is extra storage in the eaves.

Large work room/storage, block built with power, light, internet and telephone lines.

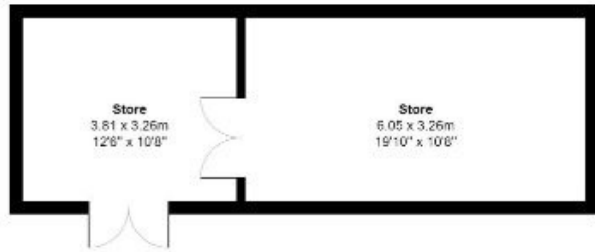
Large wooden work room/storage with power, light, internet and telephone lines.

Further storage room.

Shed.



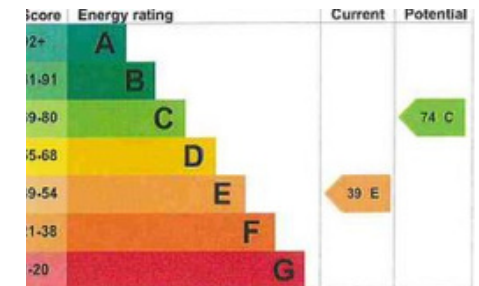
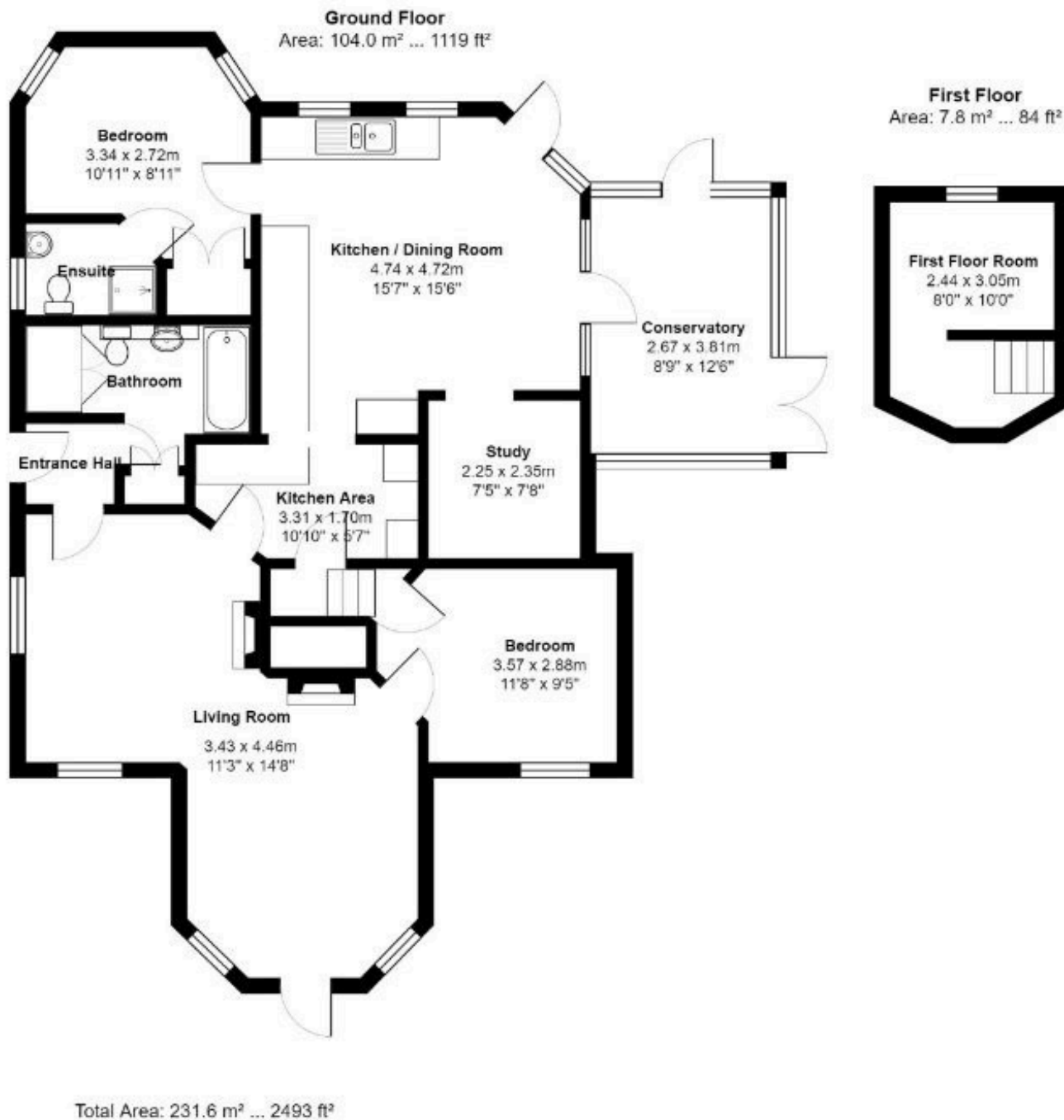
**Outbuilding**  
Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>



**Outbuildings**  
Area: 87.2 m<sup>2</sup> ... 938 ft<sup>2</sup>







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## Services

We are advised by the vendors that mains electricity and water are connected. The property benefits from oil-fired central heating and wood burner stoves. There is a septic tank within the grounds.

## Possession

Vacant possession upon completion.

## Council Tax Band

East Suffolk - Band C - £ 1882.32(2023/24)

## What Three Words

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**Viewing** strictly by appointment with  
Fine & Country Ipswich - 01473 289700

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## About The Area

Witnesham is 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 public house, a good 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 net-works 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.

Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.





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