



## The Town House

Freehold Guide Price £ 1,750,000

Market Hill | Woodbridge | Suffolk | IP12 4LP

FINE & COUNTRY



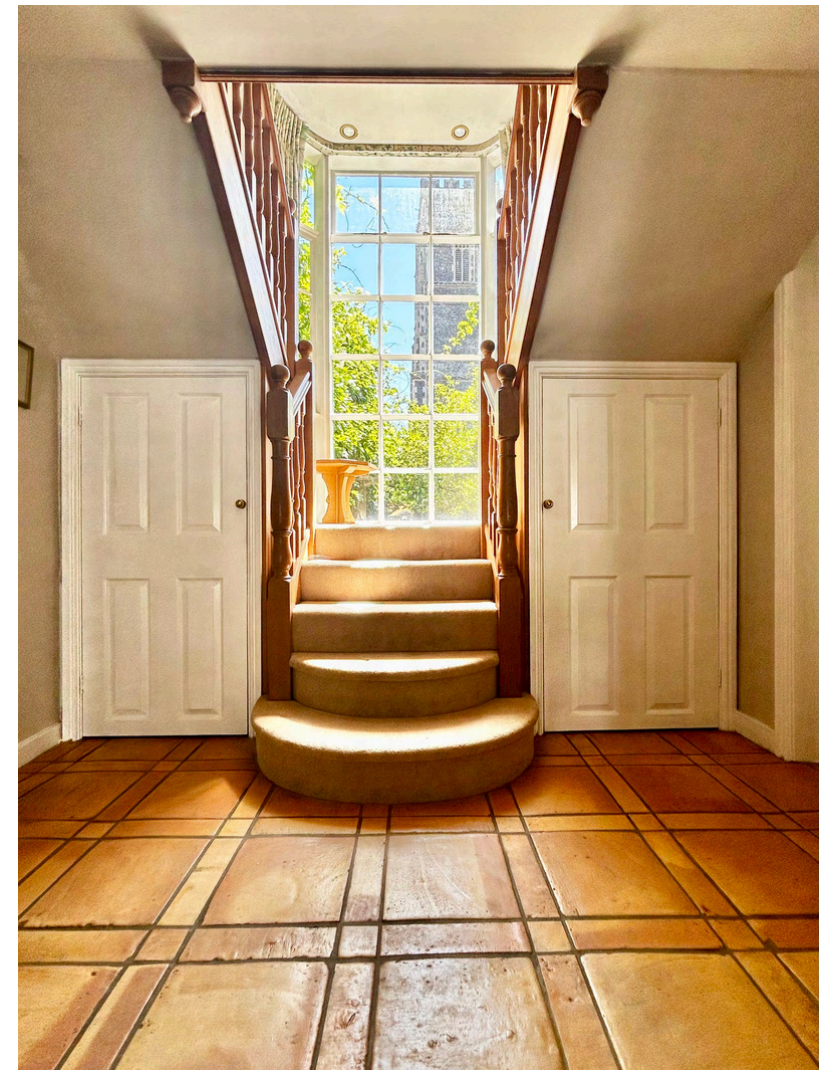
Very rarely does an opportunity arise to acquire one of the most prestigious and historical properties in Woodbridge. Set in a prime position overlooking The Market Square, The Town House, formerly the Prince of Wales Inn C16 is now a charming 16th century Grade II Listed property spanning over 3500 square feet and boasting a wealth of period features with the most delightful private south facing garden and an impressive view of the tower of St Mary's Church. Attached to this substantial property, is a single garage but there is also an additional and much larger single garage just down the road off Theatre Street.

## Entrance Hall

Upon entering The Town House from Market Hill, there are a set of glazed wooden doors bringing you into the hallway and directly in front, you are greeted with a beautiful window and double staircase with a spectacular view of St Mary's Tower. Doors on either side provide you with under stairs storage. From here, doors lead from both sides to various other rooms.

## Cloakroom

To the right of the stairs sits a convenient cloakroom with WC, wash hand basin, window to rear aspect, mirror with spotlights above and a tiled floor.









### Dining Room

Exposed beams divide the space between the hallway and dining room. This cosy room would equally make a wonderful snug with further exposed beams to the ceiling and a brick and wood fireplace. There is a window overlooking the Market Square, radiator and carpet laid to floor.

### Sitting Room

To the right of the hallway, glazed double doors lead to a bright and airy room owing to the glazed double doors to the conservatory. Exposed beams, a large inglenook fireplace, walls lined with wooden bookcases all add to the charm of this lovely room. There are wall lights, a window overlooking the square and carpet laid to floor.

### Living Room

A large 21ft by 17ft room

that follows on from the sitting room with Crittall doors leading onto a paved patio area in the south-facing garden, this delightful room also has a window overlooking the square and boasts further features such as exposed beams and brick fireplace. Continued carpet from the sitting room.

### Conservatory

Ideally placed to enjoy the south-facing garden, the conservatory, part brick and glazed, has plenty of opening windows and a lovely central chandelier, ceiling blinds, radiator, tiled floor, double doors leading into the garden and a further door leading down to the cellar. There is also a store room providing further additional storage.

### Cellar

The cellar is accessed through the conservatory and has lighting and shelving. The vendors use this for additional storage.

### Garden Room

A perfect room to sit and relax away from the rest of the house, with sliding patio doors taking you directly onto the second paved terrace. There are wall lights, a window looking onto St Mary's Church, panel heater and carpet laid to floor.

N.B: It is worth noting, that for convenience, the vendors installed gas flame effect fires into most of the fireplaces.



### Kitchen

Leading down the steps into the kitchen, there are a good number of shaker-style wall and base units with wooden worktops, tiled splash back and a serving hatch to the dining room. A floor-to-ceiling larder unit contains the Bosch double oven and grill with integrated fridge freezer and further drawers and cupboards. There is a ceramic sink with drainer, integrated Bosch microwave and hob with extractor above.

Exposed beams with spotlights, central chandelier, part panelled walls, brick and beam fireplace, radiator and tiled floor. A stable door leads out to the rear garden. An opposing door leads directly onto St Marys Walk.

### Utility Room

Leading directly from the kitchen, this handy utility contains a range of wall and base units with wood worktop and tiled splash back, butler sink, electric hob and space and plumbing for dishwasher. There are spotlights, part panelled walls, a rear aspect window and tiled floor.







### Main Bedroom Suite

At the furthest end of the house, on the first floor, lies the principal bedroom. This charming room filled with light owing to the dual aspect windows oozes warmth and charm with exposed beams, ceiling spotlight, recessed storage cupboard, radiator and a space through open beams housing the dressing area with built in wardrobes and built in shelving. There is another window overlooking the rear garden, this room leads into the en-suite.



### En-suite

A stylish and substantial en-suite, this room with spotlights has a window looking directly onto the square. The walls are mostly tiled as is the floor and there is an enclosed shower, WC, vanity unit with basin, wall unit with mirror and double ended tiled bath.



The Landing leading to all rooms also has two cupboards and windows looking out to the rear garden.

#### Bedroom Two

This double bedroom has an exposed beam, wall lights, a window with front aspect, storage cupboard and carpet laid to floor.

#### Bedroom Three

A double bedroom with exposed beams, wall lights, built in cupboard, built in bookcase, vanity unit with inset wash hand basin and carpet laid to floor.

#### Bedroom Four

A further excellent sized bedroom with exposed beams, built in cupboard and sash window overlooking the square. In the corner is a large Red Suffolk brick fireplace. A door leads into the en-suite.

#### En-suite

Part-panelled to dado rail, with corner enclosed shower unit, wash hand basin, WC radiator, mirrored vanity unit.

#### Bedroom Five

A double bedroom with wall lights, built in cupboard, Crittall window overlooking the St Marys pathway at side aspect and a third en-suite bathroom.

#### En-suite

With part tiled walls, this room has the added benefit of a bath with WC and wash hand basin.

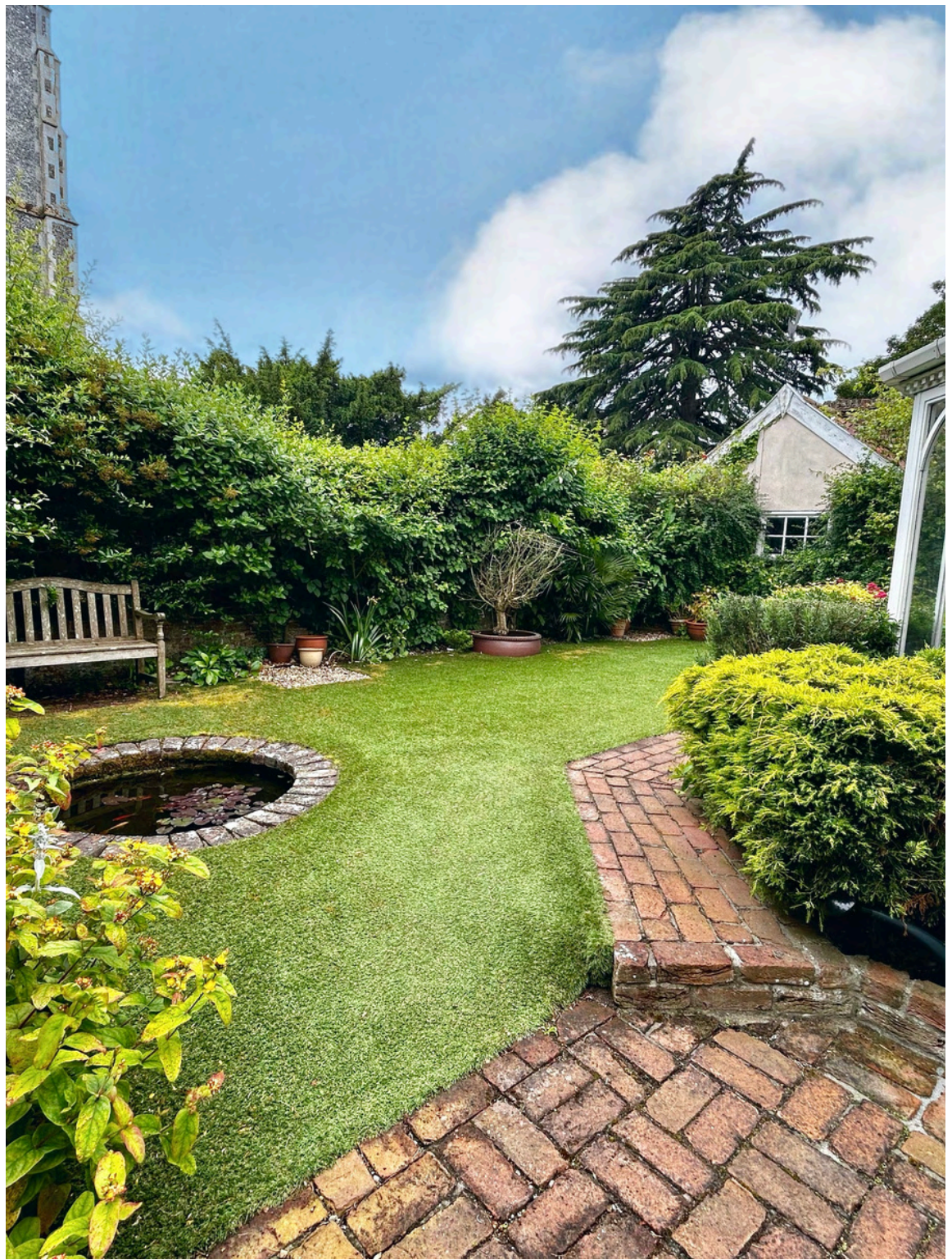
#### Family Bathroom

This good-sized bathroom with exposed beams overlooks the rear south facing garden. The P-shaped bath sits at the very end, tiled on all three sides with shower above and glass bath screen, WC, wash hand basin, and radiator.













### Outside

A beautiful lush south-facing garden that is completely private with part red brick wall forming part of the boundary of the church yard. The garden, which can be thought of in two parts has been laid with astro turf for the vendors convenience with a sweet small circular pond and has a lovely paved patio area with many flowers, trees and shrubbery. There is a wrought iron gate leading to a second paved patio area that sits outside the Garden Room.

There is also a brick built shed used as a potting shed and access to the garage that adjoins the house, can be gained from the rear garden into the garage with doors opening onto Market Hill. There is also a further larger garage belonging to the property that is situated just off Theatre Street.



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### About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

### Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. 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.

### Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

### Possession

Vacant possession upon completion.

### Council Tax Band

East Suffolk G - £ 3632.58

### What Three Words

[///crystal.composers.mainframe](https://crystal.composers.mainframe)

### VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent  
Fine and Country Woodbridge -  
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