



**Birchwood, Wenham Lane, Great Wenham, CO7 6PJ – Asking Price of £690,000**  
An individual German-designed three-bedroom detached bungalow located in a private, rural setting with stunning views





## INTRODUCTION

An impressive individual German-designed three bedroom detached bungalow located in a rural setting with stunning gardens approx 0.5 acres (sts) and expansive views. The property offers many qualities synonymous with this style of design and large triple glazed windows maximise the light and provide a seamless connection with the outstanding gardens and views. The property is unique and we recommend a viewing to appreciate all that it offers.

## DIRECTIONS

From A12 heading north, pass Junction 31 to East Bergholt and take the next left into Wenham Lane. Birchwood will be found approx 1/2 mile along on the right hand side with ample off road parking available.

## INFORMATION

We understand that the property was built in 1986 to a German design with wooden frame and brick exterior with many benefits associated with this style emphasising warmth, light and liveable spaces. The property offers large triple glazed windows allowing an abundance of light to flow into the property, a high level of insulation which we understand also extends below the "suspended" living room floor, together with open plan kitchen/dining room, large light living room and energy efficient Eco 7 electric heating. Outside the grounds are a particular feature with many established trees and plants, seating areas, two ornamental ponds and VIEWS OVER ADJOINING COUNTRYSIDE.

## GREAT WENHAM

is a hamlet with a local public house (The Queens Head) and Church, and is situated approx. 2 miles from Capel St Mary which offers a range of shops and take-away restaurants, doctors surgery, primary school, dentist, petrol station, garden centre & restaurant and is approx. 20 minutes drive from Manningtree mainline station. Further amenities can be found in the County town of Ipswich (approx. 7 miles) or Colchester (approx. 10 miles) both of which have a mainline station with journey times to London Liverpool Street of approx. 70 minutes and 60 minutes respectively.

## SERVICES

- Mains water and electricity connected
- LPG and private drainage
- Council Tax Band - F
- EPC - D
- Local Authority - Babergh District Council: 0300 123 4000
- 5G is available in the area via EE, Vodafone, Three and O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Standard Broadband Available via Openreach ([www.ofcom.org.uk](http://www.ofcom.org.uk))

## AGENTS NOTE

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### **ENTRANCE HALLWAY**

12' 8" x 6' 0" (3.86m x 1.83m) Upon entering the property you immediately appreciate the style, quality and space that the property offers. Glazed doors open into the living room, kitchen/dining room and a further wooden door to a bathroom adjoining bedroom two and mirror sliding doors open into a sizeable cloaks hanging space.

### **LIVING ROOM**

23' 0" x 15' 10" (7.01m x 4.83m) A light and welcoming room with large windows to three sides allow light to flood into this generously sized room with outstanding views to the rear and over the landscaped gardens. The room also benefits from a feature floor to ceiling brick fireplace with a raised hearth and inset gas fire installed with shelving and further display area to the side. Built-in units provide space for TV, drinks cabinet, glass display unit and housing amplifiers for the speakers. A part glazed door opens onto the outside terrace.



### **KITCHEN/DINING ROOM**

21' 6 overall" x 14' 7 max narrowing to 10'11" (6.55m x 4.44m) A light-filled room overlooking the gardens and views to the rear.

**KITCHEN:** 10'11" x 10'4" comprising comprehensive range of base and wall units, double electric ovens, LPG gas hob, work surfaces to three sides, part glazed eye level units, slimline dishwasher, double sink and single drainer, Bang & Olufsen control for speakers. Door to utility room.



**DINING AREA:** 14'7" x 11'3" Windows overlooking gardens and views beyond, part-panelled walls, patio doors to garden, inset lighting. Walkway to Bedroom 1.

### **UTILITY ROOM**

9'1" reducing to 6'2" x 9'5" reducing to 5'7" (2.77m x 2.87m) Window to rear with views range of wall and base units, water softener, shelving, cloaks cupboard, sink and drainer, glass panelled door to kitchen, part glazed door to outside, space for fridge/freezer and washing machine.



### MASTER BEDROOM

17' 2" x 11' 10" (5.23m x 3.61m) 3 windows to rear with views, range of built-in wardrobes, wall lights, wall mounted speakers and Bang & Olufsen control. Door to the:

### EN SUITE BATHROOM

10' 3" x 13' 6" to back of shower reducing o 7" (3.12m x 4.11m) A sizeable room with window to the side, fully tiled walls, large walk-in shower, whirlpool bath, low level wc, bidet, wash hand basin and shaver socket. Door into wooden SAUNA (currently a store area).



### BEDROOM TWO

15' 10 max" x 13' max' 0" (4.83m x 3.96m) Windows to the front, range of fitted wardrobes, door to Jack & Jill bathroom and door to inner hall.

### BATHROOM

Access from bedroom and hallway, window to the front, fully tiled, wood panelled ceiling, low level wc, pedestal wash hand basin, bidet, panelled bath with shower over, wall cabinet, wall light with shaver socket.

### INNER HALL

6' 0" x 4' 8 (red to 3'6") (1.83m x 1.42m) Mirror fronted sliding wardrobe doors, airing cupboard with water tank and shelving, door to dining area.



### BEDROOM THREE/ OFFICE

13' 6" x 8' 6" (4.11m x 2.59m) Double windows to side, wall-shelving, pull-down overhead lamp, desk and drawer units.



## **OUTSIDE**

Birchwood is located in established and thoughtfully landscaped grounds of approximately 0.5 acres (sts) in a rural setting with magnificent views over surrounding countryside.

The property is set behind a brick wall to the front which runs around to the side where it joins a fence which runs along the rear boundary to allow scenic views over surrounding countryside. Gates to both sides give access to the gardens which are landscaped with decking and brick paving, leading down to a lower level with raised beds and an ornamental pond. The paving spans the rear of the property providing ample space for seating areas. Steps from the patio rise up under a pergola to the lawned gardens where there are a number of established trees and well-stocked beds and borders. A further pond to the side and an open fronted wooden building provide an area for storage or seating in front of a second pond.

To the side of the property is a double GARAGE of approx. 23' x 18'4" with electric door, light and power.









# Grier & Partners

LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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