

*An impressive six bedroom, Grade II Listed Georgian property together with attached two bedroom cottage set in a superb secluded position at the heart of the Broxtead Estate*

Rent £2,500 p.c.m  
Ref: R1820/F

Broxtead House  
Sutton  
Woodbridge  
Suffolk  
IP12 3JD



To let on an Assured Shorthold Tenancy for an initial term of twelve or twenty four months (with a view to extending).

The main house is available unfurnished, the cottage can be furnished, partly furnished or unfurnished.

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## Location

The village of Sutton is within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty with the River Deben to the west, Rendlesham Forest to the East and, to the north, the site of the world famous Anglo Saxon Ship Burial at Sutton Hoo. The village is served by the Sutton Plough pub and the Memorial Hall.

The popular town of Woodbridge on the bank of the River Deben, with its good choice of schools in both the state and private sectors, the Riverside Theatre, variety of restaurants, shops and other facilities, lies about five miles to the north-west. From Woodbridge there are regular rail services to Ipswich from where fast Inter-City services to London's Liverpool Street Station take just over the hour. Orford lies approximately seven miles to the east, with Aldeburgh ten miles to the north.

## The Accommodation

### *The House*

### Ground Floor

Entering through solid wood entrance door into

#### *Entrance Hallway*

A grand entrance with wide staircase leading up to the first floor galleried landing, cast iron radiator, Honeywell wall mounted thermostat, door giving access to **large cupboard under stairs** providing excellent storage, exposed floorboards and doors off to

#### *Drawing Room* 19' x 15'4 (5.8m x 4.68m)

North East and South East. An impressive dual aspect room with full height windows with superb outlook onto the surrounding parkland. Large open fireplace with cast iron grate and brick surround. Cast iron radiator. Fitted storage. Satellite lead in. Telephone socket.



*Dining Room* 16'1 x 15'3 (4.9m x 4.67m)

South East and South West. A light dual aspect room with full height window overlooking park land to the front of the property and double glazed doors leading out to the adjoining formal lawn with exposed floorboards, cast iron radiator and wood burning stove set into brick surround.

*Kitchen / Breakfast Room* 22'1 (max) x 16'6 (max) (6.75m x 5.05m)

North West and South West. A partially sub-divided room fitted with a good range of bespoke base level kitchen units with wood worksurface over, inset with one and a half bowl stainless steel sink with mixer tap. Space for low level fridge, space for fridge freezer, fitted dresser unit, oil fired aga flanked by cupboards with granite worksurface, cast iron radiator, BT telephone socket, satellite lead in, exposed Suffolk brick floor, large window overlooking the courtyard to the rear of the property and with doors off to



*Pantry* 12'5 x 6'3 (3.79m x 1.92m)

North West. Fitted with a wide range of wall mounted shelves providing excellent storage.

*Snug* 17'6 x 16'5 (5.35m x 5.02m)

South East and North West. A versatile dual aspect room that would make an ideal snug, study or playroom with wood burning stove and shelved recesses flanking chimney. Double panel radiator and door leading out to paved seating area and formal lawn.

A further door off the kitchen leads to the

*Music Room* 13'4 (max) x 10'7 (max) (4.08m x 3.24m)

North West. With wooden floor, fitted desk with large range of wall mounted shelves, built-in safe, fireplace with impressive Belle kitchen range, cast iron radiator and door off to **rear lobby** with door leading to the courtyard, control panel for burglar alarm and archway through to

### *Cloakroom*

North East. With large range of wall mounted coat hooks, cast iron radiator, twin wash hand basins, door back through to the main entrance hall and doors off to

### *WC*

North East. Fitted with high flush WC.

### *Utility Room*

North West and North East. With fitted butler sink, wall mounted boiler controls, wooden worksurface, space and plumbing for washing machine, space and ducting for tumble dryer, original brick flooring, wall mounted coat hooks and door giving access to the courtyard.

## **First Floor**

A sweeping staircase leads from the entrance hall up to the

### *Galleried Landing*

North East. With cupboards providing useful storage and door off to

### *Master Bedroom* 20'11 x 15'10 (6.39m x 4.84m)

North East and South East. A light and spacious dual aspect double room with three large windows overlooking the parkland and surrounding countryside. With cast iron radiator, central fireplace (for display purposes only), telephone socket and door through to

### *Bathroom* 15'10 x 15'6 (4.85m x 4.74m) (also accessed from inner landing)

South West and South East. A large room with windows to the side and front of the property, fitted with twin wash basins with original wash stand, high flush WC, large shower cubicle and roll top bath set on raised plinth overlooking parkland, central fireplace (for display purposes only) and range of wall mounted shelving.



An archway from the landing leads through to the

### *Inner landing*

With doors giving access to twin airing cupboards fitted with an excellent range of wooden shelves and doors off to

### *Bedroom Two* 13'5 x 16'5 (4.10m x 5.01m)

North East and North West. A further large dual aspect double bedroom with window to the side and overlooking the courtyard, cast iron radiator, exposed floorboards and large full height fitted wardrobes providing an excellent range of storage.

### *Bedroom Three* 15'9 x 11'7 (4.82m x 3.54m)

North West. An excellent double bedroom with large window overlooking the courtyard and walled garden, cast iron radiator, large central fireplace (for display purposes only), range of wall mounted wooden shelves and stairs leading down to the

### *Dressing Room* 16'4 (max) x 9'11 (max) (4.98m x 2.77m)

North West and South East. A dual aspect versatile space that would make an excellent study, playroom or nursery with cast iron radiator and outlook to the front and rear of the property.

A door off bedroom three leads to the

### *En-Suite Bathroom*

South West. Fitted with original wall mounted wash hand basin, cast iron radiator, high flush WC, freestanding roll top bath and separate shower cubicle. With original marble top wash stand.



Stairs lead from the first floor galleried landing up to the

## **Second Floor**

With hatch to attic and doors off to

*Bedroom Four* 16'6 (max) x 14'10 (max)(5.03m x 4.54m)(with partially restricted ceiling height)

North West. A double bedroom with exposed floorboards, cast iron radiator, two sets of double doors giving access to eaves storage with hanging rail and shelves. Central cast iron fireplace (for display purposes only). Outlook over the adjoining parkland and door giving access to over stairs gallery.

*Bedroom Five* 18'5 (max) x 14' (max) (5.63m x 4.27m) (with partially restricted ceiling height)

South West. A double bedroom with three windows overlooking the walled garden and farmland beyond. With two sets of double doors giving access to eaves storage and with cast iron radiator.

*Bedroom Six* 12'5 x 9'10 (max) (3.79m x 3m) (with partially restricted ceiling height)

North West. With cast iron radiator, central fireplace (for display purposes only) and outlook over an arboretum to the rear of the property.

### *Second Floor Bathroom*

North West. Fitted with low flush WC, pedestal wash basin, cast iron radiator, back-lit wall mounted mirror, large shower cubicle and bath set into tile recess with mixer tap and hand held shower attachment, original wash stand.



Attached to the property is the

### *The Cottage*

#### **Ground Floor**

Entering through a partially glazed door into

#### *Entrance Lobby*

With wall mounted coat hooks, smoke detector and doors off to

#### *Kitchen* 11'8 x 8'5 (3.56m x 2.57m)

South East. Fitted with a range of base and eye level kitchen units with Formica worksurface over, inset with a single bowl, single drainer, stainless steel sink. Integrated single electric oven, four ring electric hob and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Double panel radiator and space for breakfast table and chairs.

#### *WC*

Fitted with low flush WC, corner wall mounted wash hand basin and double panel radiator.



#### *Sitting Room* 13'5 x 11'8 (4.09m x 3.56m)

South East. A good size room with two windows overlooking the front gardens, central brick fireplace (for display purposes only), double panel radiator and heating controls.

A door gives access to the under stairs storage cupboard also housing the oil fired boiler.

A further door gives access to the

### *Inner Hallway*

With stairs up to the

### **First Floor**

#### *Landing*

With double panel radiator, smoke detector and doors off to

#### *Bedroom One* 13'1 x 10'8 (3.99m x 3.25m)

South East. An excellent size double bedroom with window looking towards the front gardens and farmland beyond. Double panel radiator, TV aerial socket and door to airing cupboard housing the hot water tank and partially slatted shelves.

#### *Bedroom Two* 10'10 x 11'10 (3.3m x 3.61m)

South East. A further good size double bedroom again with window overlooking the front gardens and double panel radiator.

#### *Dressing Room* 11'10 x 8'1 (3.61m x 2.46m)

North East. An excellent additional space with double panel radiator, telephone socket, and good through to

#### *Bathroom*

Fitted with low flush WC, pedestal wash basin and wooden panel bath with electric shower above, single panel radiator and shaver light and socket.





## Outside

The property is approached over a shared drive where double gates give access to the shingle drive leading to the property. The drive sweeps around the front to a turning circle and also leads around the rear to a courtyard.

Adjoining the front of the property is a formal lawn with paved seating area and well stocked borders. The courtyard to the rear provides parking sufficient for a number of cars and where there is access to a triple bay garage with roller shutter doors, storage building and adjoining dog kennel and run. Flanking the courtyard are a range of useful buildings including the **boiler house** housing the Grant oil fired boiler and fully lagged hot water tank, **potting shed** with glazed roof and front wall and **workshop** with fitted bench.

Beyond the courtyard is a very impressive walled garden laid to lawn with well stocked floral borders, fruit cage and vegetable beds together with paved seating area.

To the rear of the garage is a further area of garden beyond which is a steel framed building, sub-divided into stables which can be available for use by the tenant.

The parkland to the front of the property can also be available to rent by separate negotiation for grazing for horses.

It is the intention that the current gardener would be retained by the tenants.



*Services* Mains and private water supply and mains electricity connected. Private drainage shared between both properties.

*Council Tax* Main House - Band G £2,562.77 payable 2017/2018  
Cottage - Band B £1,195.96 payable 2017/2018

*Local Authority* Suffolk Coastal District Council

*Application Fee* £225 plus VAT



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.



## Directions

Heading south on the A12, take the exit at the first Woodbridge roundabout into Woods Lane (A1152). Proceed straight over the traffic lights and railway crossing. Take the second exit at the next roundabout onto the B1083, signposted Bawdsey. Follow this road along the straight and immediately after the 30mph Sutton sign, turn left onto an estate drive. Follow this drive and the gates to Broxtead House will be immediately in front of you on a right hand bend.



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