



Church Meadow, The Knoll, Alderton, Woodbridge, IP12 3BS

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Bedfords

ESTABLISHED 1966

CHURCH MEADOW THE KNOLL ALDERTON WOODBIDGE IP12 3BS

- Bawdsey Quay 3 miles
- Shingle Street 4 miles
- Woodbridge 9 miles

ENTRANCE HALL | SITTING ROOM | CONSERVATORY | DINING ROOM | KITCHEN/BREAKFAST ROOM | LOBBY | UTILITY ROOM CLOAKROOM | 4 BEDROOMS | FAMILY SHOWER ROOM | DOUBLE GARAGE | AMPLE CAR PARKING | BEAUTIFUL GARDENS | ABOUT 0.41 ACRE

Situated in a superb setting overlooking the beautiful 14th Century Parish Church of St Andrew, Church Meadow is a substantial detached house standing in delightful mature gardens. The property requires updating and presents an exciting opportunity to create a wonderful family home. There is scope to extend the house, subject to the necessary planning consents.

Built in the 1980s and constructed of brick elevations under a tiled roof, Church Meadow has uPVC double glazing and extends to approximately 1927 square feet (excluding the garage). The rooms all take full advantage of the delightful views of the garden, church and churchyard, with views extending to the south across open countryside.

The front door opens to the entrance hall with doors to the principal rooms. The sitting room has a stone fireplace and windows to the front and sliding doors opening to the conservatory. The dining room connects the sitting room and kitchen which is fitted with a range of oak fronted units with an integrated electric double oven and four ring-hob. A door opens to a lobby off which are a utility room and an integral garage door. Stairs ascend to the first-floor landing off which are three double bedrooms, all with built-in cupboards, a single bedroom and a family shower room.

A detached family house in a wonderful position, close to the coast, adjoining the church with beautiful gardens and southerly views.

Guide: £565,000 FREEHOLD



Outside

Church Meadow is approached via a sweeping driveway which leads to the garage and a large parking area. The double garage has twin up and over doors and power and light.

The gardens are extensive and add a beautiful backdrop with a large area of lawn interspersed by shrub beds, a garden pond, a rockery and numerous shrubs and trees including silver birch, cherry, fig, apple, laburnum and magnolia. To the rear is a further area of garden with a rose bed, which overlooks the churchyard.

Services

Mains water, electricity and drainage are connected. Oil fired central heating and hot water. There is superfast broadband available (source Ofcom).

Local Authority

East Suffolk District Council. Council Tax Band F

Directions

what3words – debut.markets.topical

Location

Alderton is a pretty village located on the Deben Peninsula close to the Suffolk Heritage Coast in an Area of Outstanding Natural Beauty (AONB). The village has a Post Office and village shop, St Andrew's Church, a health center, allotments, a bowls club, adventure playground and playing fields. Bawdsey Primary School, with a 'Good' Ofsted rating is just a few minutes away as is Bawsey Quay which has a foot ferry across to Felixstowe. Many of Suffolk's finest attractions are easily accessible from here - Orford, Aldeburgh, Southwold, Snape Maltings and Sutton Hoo, to name but a few.

The much sought after market town of Woodbridge on the banks of the beautiful River Deben is about 9 miles away. The town is widely known for its beautiful historic buildings and wide ranging amenities which include a new library, two theatres, cinema, sports facilities (including sailing, rowing, tennis, bowls, rugby and football clubs), dentists and doctors surgeries including Framfield Medical Center and a selection of highly reputable schools. There is branch line rail service from Woodbridge to London Liverpool Street via Ipswich.



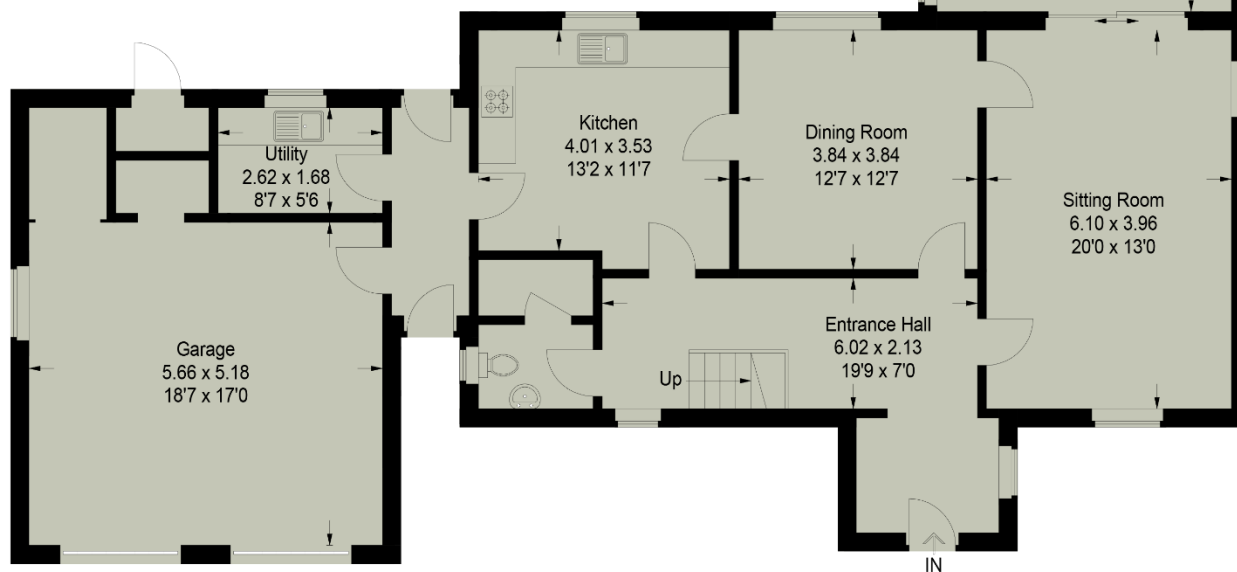
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Church Meadow, Alderton

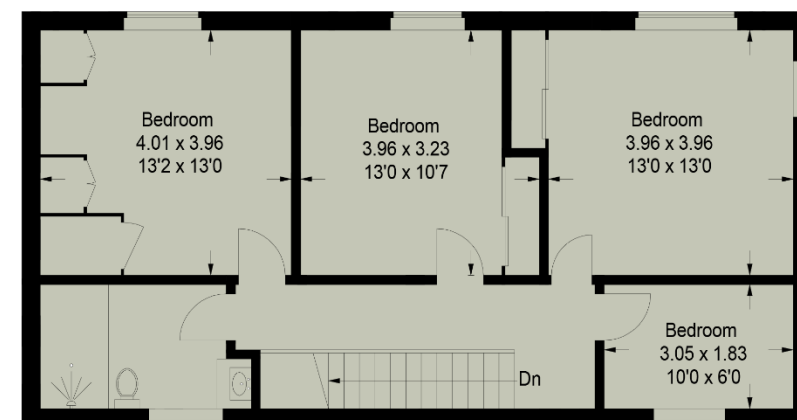
Approximate Gross Internal Area = 179.0 sq m / 1927 sq ft

Garage = 34.0 sq m / 366 sq ft

Total = 213.0 sq m / 2293 sq ft



Ground Floor



First Floor





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