



BURKITT HOUSE
CHAPEL STREET, WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

BURKITT HOUSE
48 CHAPEL STREET, WOODBRIDGE, SUFFOLK IP12 4NF

TOTAL APPROX. FLOOR AREA 7,140 SQ FT / 663 SQ M

A classic, elegant and beautifully appointed Queen Anne town house, with a delightful 'secret' garden, set in the heart of Woodbridge



DISTANCES

- Market Hill, Thoroughfare, River & Station – all within walking distance
- Ipswich – 8 miles (London's Liverpool Street Station 70 mins approx)

FEATURES

- Tucked away in the heart of the sought after riverside town of Woodbridge
- Historic Grade II* Listed residence offering 5,600 sq ft of flexible use accommodation
- Reception hall & 5 reception rooms
- Study, office & media/cinema room
- Impressive kitchen/breakfast room + service rooms
- 6 bedrooms
- 5 en suite bath/shower rooms
- Triple cart lodge with studio annexe above + garden stores
- Sheltered, secluded & secure formal gardens
- In all about half of an acre

Guide Price: £3,500,000

LOT TWO

- An adjacent detached, fully refurbished 2 bed coach house cottage



THE PROPERTY

Tucked away in the heart of historic Woodbridge, just off the iconic Market Square, Burkitt House is regarded as one of the finest Queen Anne town houses in the region. Listed Grade II* and dating from the early 18th Century, the property has been comprehensively refurbished and is today elegantly presented throughout. Displaying a wealth of timeless period features which, together with its atmospheric presentation creates a wonderful ambience for a comfortable family home within walking distance of all the amenities one could envisage needing.

The accommodation, beautifully presented throughout is set across three floors, extends to some 5,600 sq ft and includes three well-proportioned formal reception rooms. Below, the garden level includes a bespoke kitchen/breakfast room, complete with a gas fired AGA, service rooms, a panelled study and the stunning vaulted garden/sitting/dining room which, together with the offset bar, media room and study, are ideal for entertaining and which open directly onto the garden.

On the first and second floors there are five comfortably sized double bedrooms, each with their own en suite bath/shower rooms, together with a sixth bedroom/dressing room.

The property benefits from a gas fire central heating system, has superfast broadband and a modern security system.



OUTSIDE

SECRET TOWN GARDENS, CART LODGE & STUDIO ANNEXE

Sheltered by a variety of mature trees is an enchanting, part-walled formal garden, with manicured lawns and shaded glades and vistas. Twin gates open from the parking bay with a shingle drive running down to the **cart lodge garaging** with a flexible use studio annexe above.

There is an attractive curve of brick garden stores fronting on to a secluded corner garden.

In all the property extends to about half an acre.

LOT TWO

THE OLD STABLES

A picturesque, detached, Grade II Listed cottage which is newly renovated and presented to an equally high standard, offers two reception rooms and a kitchen with two bedrooms and a bathroom above, together with enclosed courtyard garden.



LOCATION

Burkitt House is located in the heart of the historic market town of Woodbridge, within a few minutes' walk of the iconic Market Hill and Woodbridge School. The property is easily accessible to all the facilities that central Woodbridge has to offer, including its many varied shops, pubs and restaurants, as well as its top performing schools, churches and rail station, from where regular branch line services connect through to the county town of Ipswich, with its main line services to London's Liverpool Street station.

The nearby river, upon which Woodbridge's prosperity was based, provides a variety of water sport opportunities and there are further sports, social clubs and societies catering for all interests in and around the town, which together have helped Woodbridge secure the recent Rightmove accolade of being Great Britain's 'happiest town' and listing in The Sunday Times best places to live.

DIRECTIONS (IP12 4NF)

Travelling from the A12, approach Woodbridge from the Dobbies Garden Centre roundabout, turning into Grundisburgh Road and turning right at the T-junction into Burkitt Road. Following the road to Market Hill, and at the bottom of the square turn left into Chapel Street where the property will be found approximately 300 mtrs on your right at the junction of Angel Lane.

What3words: comfort.watched.placidly



PROPERTY INFORMATION

Services: Mains electricity, gas, water and drainage are connected to both properties.

Mobile: Ofcom reports a good mobile signal from the four main providers.

Broadband: Ofcom reports that superfast broadband is available at the property.

Council Tax: Band G. East Suffolk Borough Council.

Tenure: Freehold with vacant possession at completion.

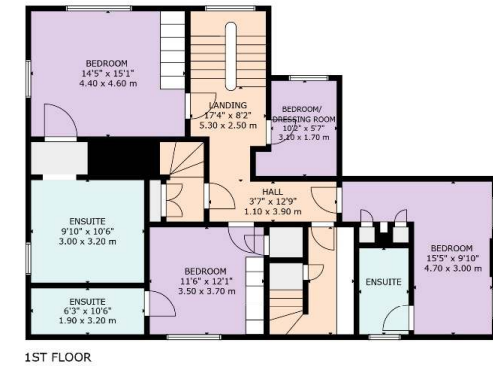
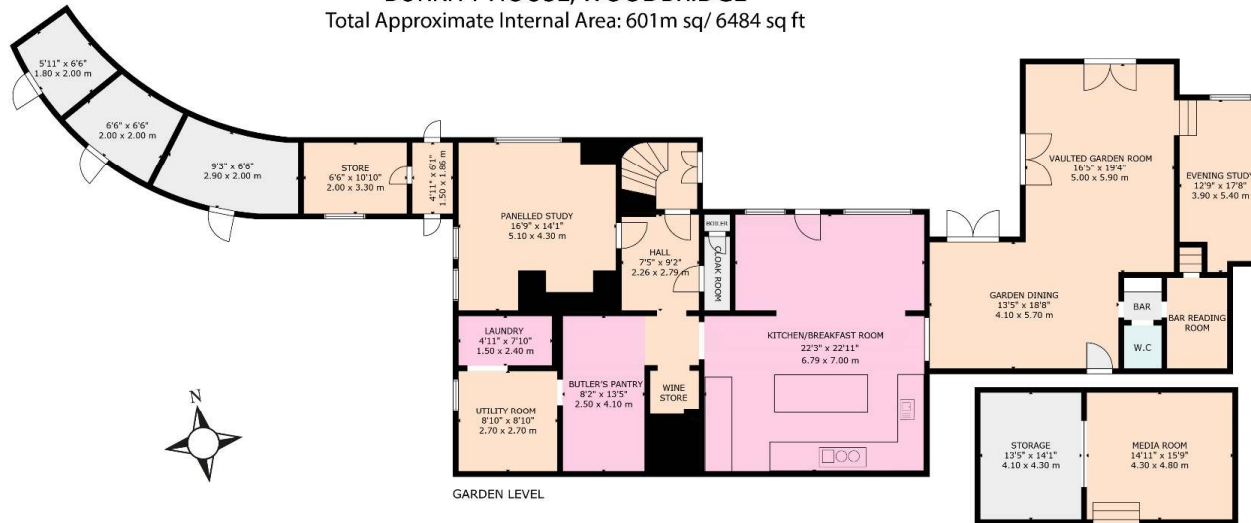
Fixtures and Fittings: The fitted carpets are included. Curtains and items regarded as fixtures and fittings, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.





BURKITT HOUSE, WOODBRIDGE
Total Approximate Internal Area: 601m sq/ 6484 sq ft



EXCLUDED AREAS: STORAGE: 19 m²/ 210 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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