

SUMMERS WYKES-SNEYD

PROPERTY ADVISORS • CHARTERED SURVEYORS



AN HISTORIC PARTIALLY-MOATED HOUSE SET IN FORMAL GARDENS HIGH HOUSE, OTLEY

IPSWICH 8 MILES
(LONDON LIVERPOOL STREET - 60 MINUTES APPROX.)

Providing 3 principal reception rooms including panelled hall (26' x 20'), master bedroom with en-suite shower/WC plus 3 first floor bedrooms and large games room, family bathroom and shower room.

Second floor bedroom with en-suite shower/WC plus 2 further bedrooms.

Traditional timber frame barn, storage areas, swimming pool and tennis court
Park/Paddocks in all approximately 8.5 acres

TO LET UNFURNISHED FROM 1st MAY 2012
or possibly earlier by negotiation

RENT: £2,600 pcm

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LODGE OFFICE, CODDENHAM, IPSWICH, SUFFOLK, IP6 9QB

High House is a detached partially moated country house with a wealth of exposed beams and panelling.

Ground Floor

- 3 Principal reception rooms comprising:
- Panelled Hall – 26' x 20' (7.9m x 6.1m)
- Drawing Room – 20' x 15' (6.1m x 4.6m)
- Dining Room – 20' x 13' (6.1m x 4m)
- Kitchen with range (Aga oven) – 18' x 17' (5.5m x 5.2m)
- Small office, boot room, utility room, tack room and downstairs cloakroom.

First Floor

- Master bedroom – 21' x 17' (6.4m x 5.2m) with en-suite shower room.
- Bedroom 2 – 16' 9" x 13' (5.1m x 4m)
- Bedroom 3 – 13' x 10' (4m x 3m)
- Family Bathroom
- Bedroom 4 – 13' 6" x 11' (4.1m x 2.1m)
- Shower Room/WC
- Large Games Room/Office – 35' x 17' (10.7m x 5.2m)

Second Floor (attics)

- Bedroom 5 - 12' x 10' 6" (3.7m x 3.2m)
- Bedroom 6 (walk-through) – 13' 6" x 10' 6" (4.1m x 3.2m)
- Bedroom 7 – 15' x 12' (4.6m x 3.7m) with dressing room and en-suite shower room and WC.

Outside

Formal gardens, including knot garden, kitchen garden, areas of open park/paddocks, hard-based tennis court, indoor swimming pool with changing rooms and WC. In all approximately 8.5 acres.

Traditional timber frame barn providing tractor sheds and general storage areas, workshop and potting areas.



Services

Mains water, electricity and telephone connections with oil-fired central heating system including boiler to heat the swimming pool. Foul drainage is to a private system. A groundsman will be appointed to undertake general garden and estate maintenance duties for an average of 16 hours per week.

Lease

High House is available to let for a term of years to be agreed and at an initial rent of £2,600 per calendar month with service charges in addition. A lease deposit will be payable.

Viewing

Strictly by appointment with Summers Wykes-Sneyd, Lodge Office, Coddendam, Ipswich, Suffolk IP6 9QB
Tel: 01449 761861

Disclaimer:

These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and, accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. In the event of the agents, the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.