




The Old Vicarage

Parham, Woodbridge, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome and substantial former vicarage with far-reaching views over the countryside, in a village location.

An impressive 6 bedroom country home with over 4,300 sq ft of accommodation combined with an array of outbuildings and beautiful gardens, set in an idyllic position surrounded by undulating countryside views and views over the Church.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGING STABLES OUTBUILDING



5.47 ACRES



FREEHOLD



RURAL/VILLAGE



5,509 SQ FT



OFFERS OVER £1,500,000



The property

Positioned in the sought-after village of Parham, The Old Vicarage is a stunning Regency style Victorian family home set within beautiful rolling gardens and grounds, designed by William Patterson. Internally, the elegant proportions allow for light and airy accommodation that is arranged over two floors, with various fine original details including high ceilings, tall sash windows and original cornicing. The property could benefit from a 21st century refurbishment which would enhance its original beauty.

There are four principal reception rooms on the ground floor, each featuring beautiful period details, including the impressive drawing room with its open fireplace and curved bay window looking out across the gardens. There is also a dual aspect sitting room and a study offering great symmetry both of which are situated at the front of the home, while towards the rear there is a larger formal dining room well positioned next to the kitchen. All the rooms centre around the formal reception hall with its feature curved staircase, making this the ideal family layout.

The kitchen/breakfast room is fitted with wooden storage units, as well as an Aga, with the adjoining utility room and boiler room providing further space for appliances and home storage. Bi-fold doors open from the kitchen to the garden room/conservatory with its glass roof, panoramic windows and French doors opening to the gardens, this is the perfect spot to enjoy breakfast. Completing the ground floor accommodation is a cloakroom.

To the first-floor are six good sized bedrooms, including a principal bedroom with a curved bay window and built-in-storage, whilst one of the bedrooms has a Jack and Jill entrance to the family bathroom. Additionally, the first floor offers two further bathrooms with over-bath showers and a separate shower room. Further on this floor is a single aspect study and a useful storage room.









Outside

The house is positioned elevated within its secluded gardens, set back from the road and village centre along a driveway that meanders through the estate fenced pastures, bordered by pretty spring bulbs and wooded grounds, before arriving at the front of the house where there is a large parking area. The driveway continues to the side of the house, where there is further parking and access to the detached garage, workshop, stores and stables. There are two stables, as well as a covered storage area and a wood store, and subject to the necessary consents could be converted to ancillary accommodation.

The formal gardens are mostly south and east-facing, and include patio areas for al fresco dining, as well as beautifully-maintained lawns, border hedgerows and various mature trees. The grounds continue to rolling meadows, interspersed by mature specimen trees and a large grassy paddock, which is ideal for grazing livestock or exercising horses.

Location

The Old Vicarage is located on the edge of the village, hidden away within its grounds, elevated to offer views of the Church and countryside beyond. The small village of Parham is well located for access to the Suffolk Heritage Coast and is set amidst beautiful rolling Suffolk countryside, 9 miles from Woodbridge, 14 miles north of Ipswich and just less than 3 miles from the historic market town of Framlingham. Framlingham has a range of shops, supermarkets, pubs and restaurants, an impressive 12th century castle and several schools, including the independent Framlingham College and Prep. Further amenities can be found at nearby Wickham Market with its railway station offering services to London Liverpool Street via Ipswich (1 hour 45 minutes), and in the popular riverside town of Woodbridge. There are a number of well-regarded schools in the area, both in the state and independent sectors including Woodbridge School, The Abbey, Farlingaye High School and Thomas Mills. Meanwhile, Ipswich is within easy reach via the A12, with its mainline railway station, shopping and leisure facilities.



Distances

- Framlingham 2.9 miles
- Wickham Market 3.7 miles
- Saxmundham 7.3 miles
- Woodbridge 8.9 miles

Nearby Stations

- Wickham Market
- Woodbridge - branch line
- Ipswich - main line

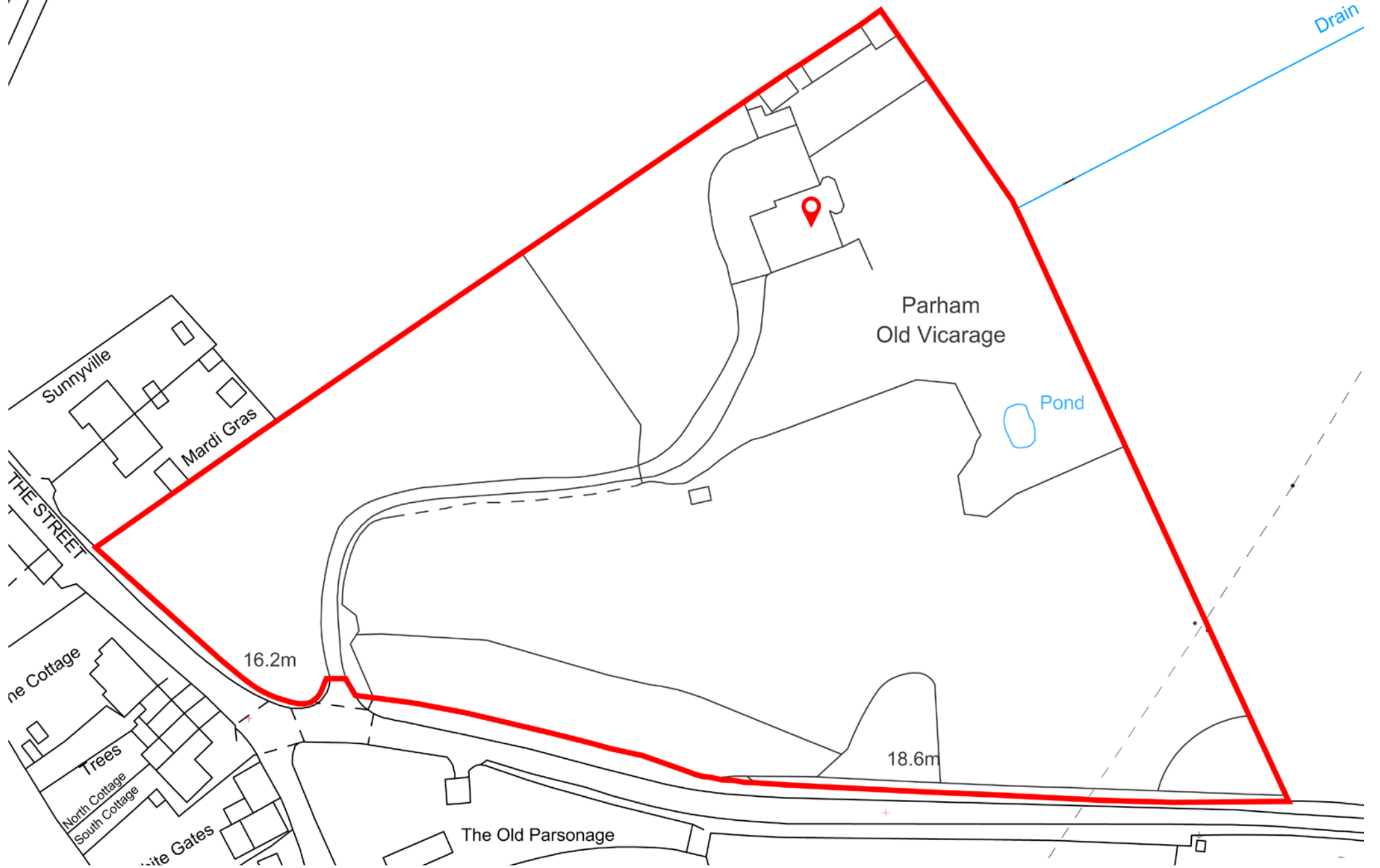
Key Locations

- Framlingham market town
- Woodbridge town & waterfront
- Aldeburgh & The Heritage Coast
- Wickham Market

Nearby Schools

- Framlingham College
- Woodbridge School
- Thomas Mills





Sunnyville

Mardi Gras

THE STREET

The Cottage

Trees

North Cottage

South Cottage

White Gates

The Old Parsonage

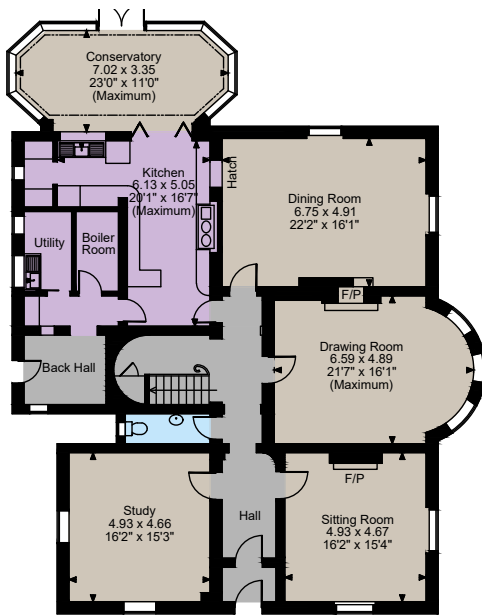
Parham
Old Vicarage

Pond

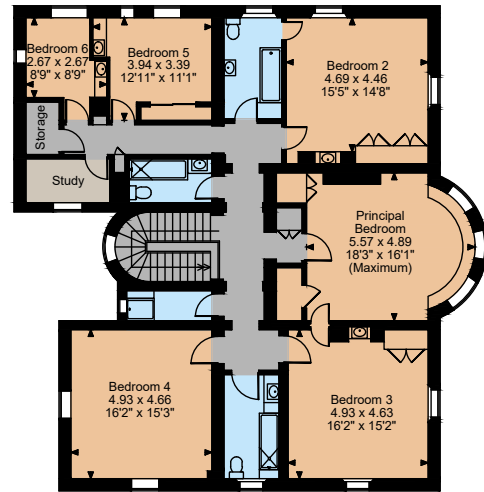
Drain

16.2m

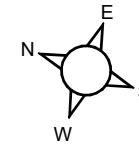
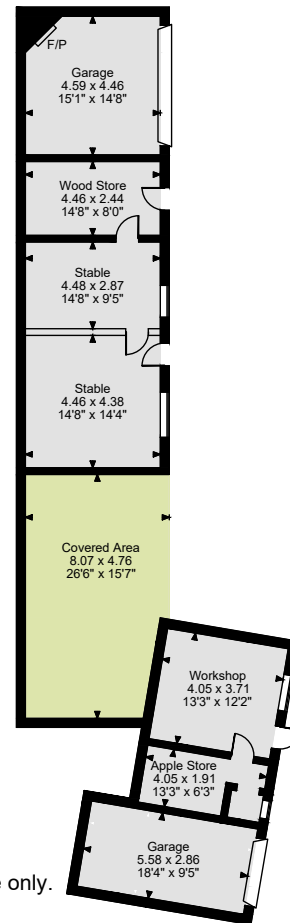
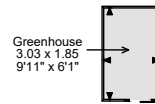
18.6m



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 4,324 sq ft (402 sq m)
Garage internal area 385 sq ft (36 sq m)
Outbuilding internal area 800 sq ft (74 sq m)
Covered external area = 393 sq ft (36 sq m)
Total internal area 5,509 sq ft (512 sq m)
For identification purposes only.

Directions

IP13 9AA

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General

Local Authority: East Suffolk Council

Services: Oil fired central heating, private drainage which complies with the relevant regulations. All other mains services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: EPC F

Suffolk

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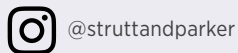
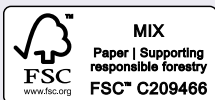
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