



The Old Rectory  
Knodishall, Saxmundham, IP17 1TP  
£895,000



# The Old Rectory

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Sitting on an overall plot of approx 0.84 acre (stms), Aldreds are delighted to offer this handsome detached period house formerly the Rectory. Sitting in this attractive village and opposite the church. The grounds are mainly laid to mature garden with a large driveway to front giving access to the garage. Various outbuildings. Internally there is an entrance porch, large entrance hall, three reception rooms, kitchen/diner, utility room, store room and cloakroom on the ground floor. The first floor offers a landing with large cupboard, master bedroom with ensuite bathroom, four further bedrooms, bathroom and WC. Oil central heating. The house boasts many original and traditional style features and is now ready to be revitalised by a new owner. Offered with no chain.

## Entrance Porch

Entrance door

## Entrance Hall

Very large with feature window, stairs to landing, two radiators

## Cloakroom

Low level WC, hand basin

## Lounge

17'7" x 12'11" (5.38 x 3.95)

Bay secondary double glazed sash window to side aspect, secondary double glazed sash window to front aspect, feature fireplace, two radiators

## Dining Room

12'11" x 10'11" (3.95 x 3.33)

Two secondary double glazed sash windows to side aspect, radiator

## Sitting Room

17'7" x 13'10" (5.37 x 4.24)

Two secondary double glazed sash windows to side aspect, French doors to garden, two radiators

## Kitchen/Diner

19'3" max x 13'9" max (5.88 max x 4.2 max)

Two sash windows to rear aspect, two sash windows to front aspect, base & wall units with worktops, sink with drainer, electric cooker point, part tiled walls, radiator

## Utility Room

11'10" x 8'5" (3.63 x 2.57)

Oil boiler, sink with drainer, door to side, door to garden

## Store Room

6'10" x 6'6" (2.1 x 2)

## Landing

Walk in airing cupboard, storage cupboard, radiator





#### Master Bedroom

18'0" x 12'11" (5.5 x 3.95)

Two secondary double glazed sash windows to side aspect, fitted wardrobes, radiator, door to

#### Ensuite Bathroom

13'0" x 7'9" (3.97 x 2.38)

Secondary double glazed sash window to front aspect, shower in cubicle, panel bath, hand basin, bidet, low level WC, part tiled walls, two radiators

#### Bedroom 2

17'7" x 13'11" (5.37 x 4.25)

Fitted wardrobes, two secondary double glazed sash windows to side aspect, secondary double glazed sash window to rear aspect

#### Bedroom 3

12'10" x 10'10" (3.92 x 3.31)

Fitted wardrobes, two secondary double glazed sash windows to side aspect, radiator

#### Bedroom 4

12'3" x 11'10" (3.75 x 3.63)

Storage cupboard, secondary double glazed sash window to rear aspect, radiator

#### Bedroom 5

11'10" x 10'4" (3.63 x 3.15)

Secondary double glazed sash window to rear aspect, radiator

#### Bathroom

6'11" x 6'6" (2.12 x 2)

Panel bath, hand basin, window to front aspect, window to side aspect, radiator

#### WC

Low level WC, window to front aspect, radiator

#### Outside

To the front there is a large shingle driveway for multiple cars giving access to the garage with workshop to the rear, outside WC, two brick sheds. The house sits in an overall plot of approx. 0.84 (stms) of an acre. The garden is majority lawned with an array of mature trees and bushes. There is a paved patio and a patio with summer house. Timber shed and oil tank. To the rear there are attractive views.

#### Tenure

Freehold

#### Services

Mains water, electricity, private drainage

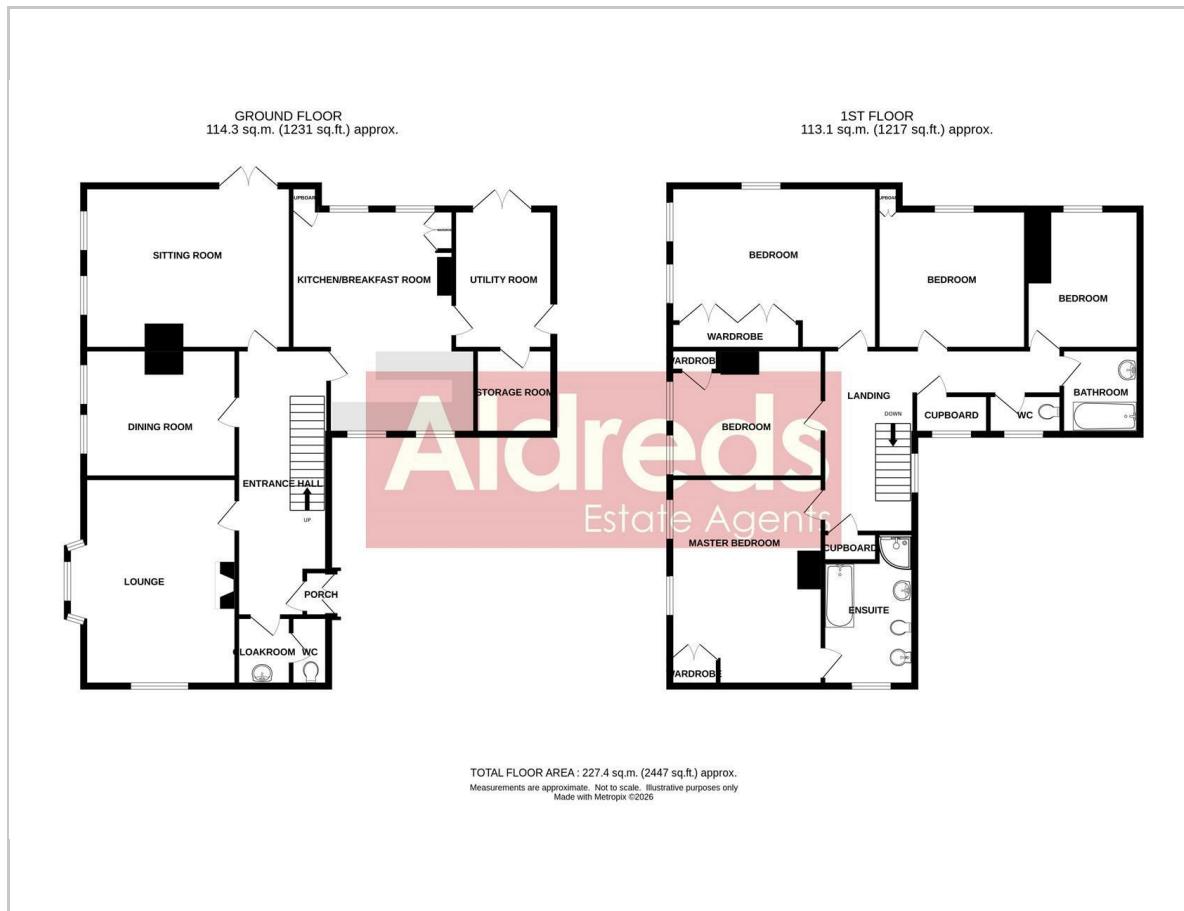
#### Council Tax

Band G

Ref L2415



## Floor Plan



## Area Map



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

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