

Old Green Farm, Church Lane, Westerfield, Ipswich, IP6 9BE



Freehold

Prices from

£425,000

Subject to contract

An exclusive development of luxury 2,3 and 4 bedroom homes. The site is in a popular village and has lovely countryside views.

General information

Old Green Farm is a superb development of three brand new luxury houses and two bungalows. The site is nestled in a popular village and the developer is using traditional building methods along with contemporary architecture.

Designed by Peter Wells architects, these striking properties have been cleverly arranged for modern day living with great size rooms and stunning countryside views. They will have garages, parking and landscaped gardens.

All properties come with a 10 Year Warranty.

Specification to include

Kitchen

- High quality units from Howdens
- LED spotlights
- Floor coverings

Bathrooms, En-suites & WC's

- White sanitary ware and chrome fittings from Roca range
- Heated towel rails
- LED spotlights
- Wall and floor tiling

Internal finishes

- MDF skirting/architrave painted white
- Solid doors painted white
- Walls and ceilings finished in emulsion paint
- Chrome ironmongery

Electrical

- LED spotlights and ample sockets in each room
- BT fibre
- Outside lighting

Plumbing

- Under-floor central heating with air source heat pump to ground floor, radiators to second floor.

External Finishes

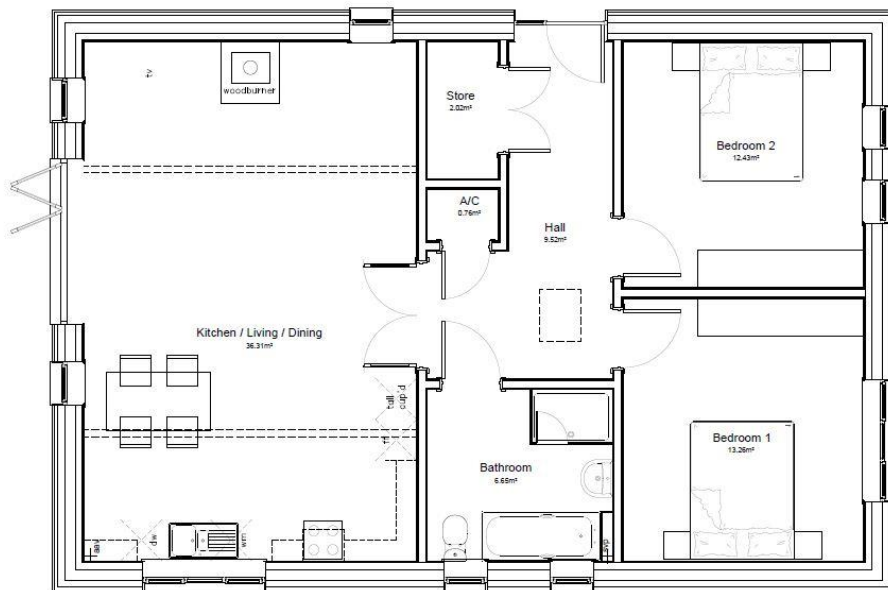
- Flemish bond soft red brick work
- Timber clad over blockwork painted Anthracite
- Front garden will be turfed and planted
- Rear garden to be levelled and top soil
- Patios and pathways in Indian Sandstone
- Shingle driveway
- Fence to boundaries (except with field)
- Roof – Clay pan tile
- Outside taps

Plots 1 & 2
(Plot 1 reserved)
£425,000



Two bedroom detached bungalow with bi-folding doors to the rear garden, a wood burner, garage and parking.

Hall	
Kitchen/dining/living room	24' 8" x 16"
Bedroom 1	12' 1" x 11' 6"
Bedroom 2	11' 6" x 11' 3"
Bathroom	8' 9" x 8' 3"
Garage	



Plots 3 & 4
(Please note CGI is of plot 3)
£675,000

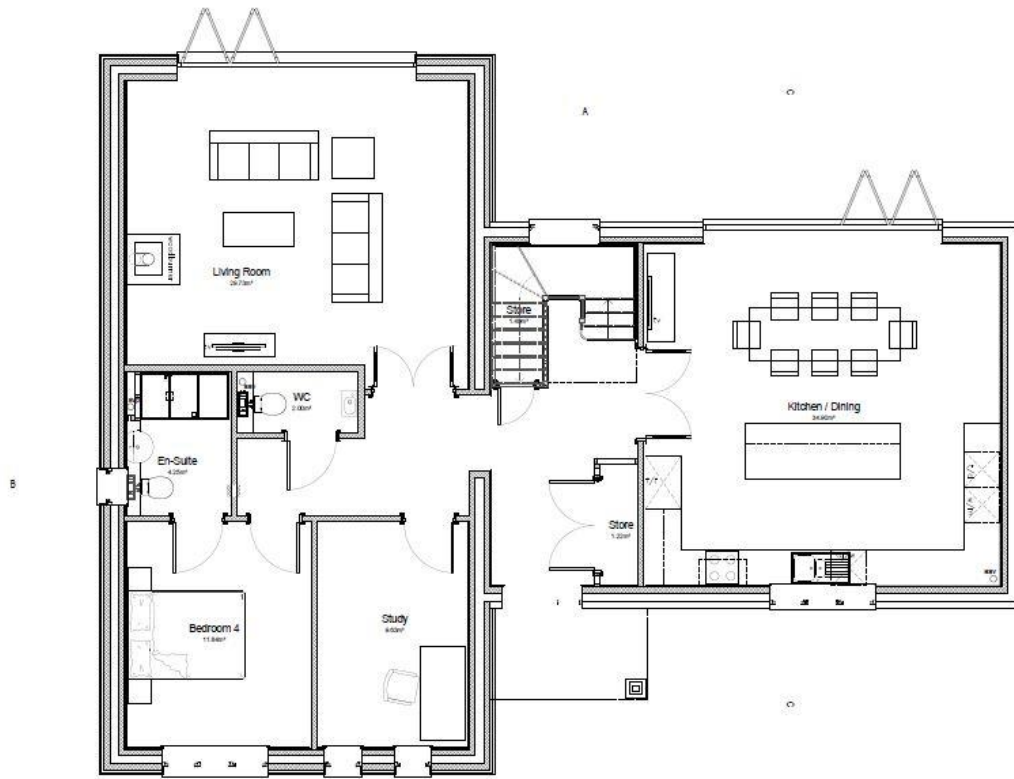


Four bedroom detached chalet style family home, with bi-fold door from the living room as well as the kitchen/dining room. Countryside views, garage and parking.

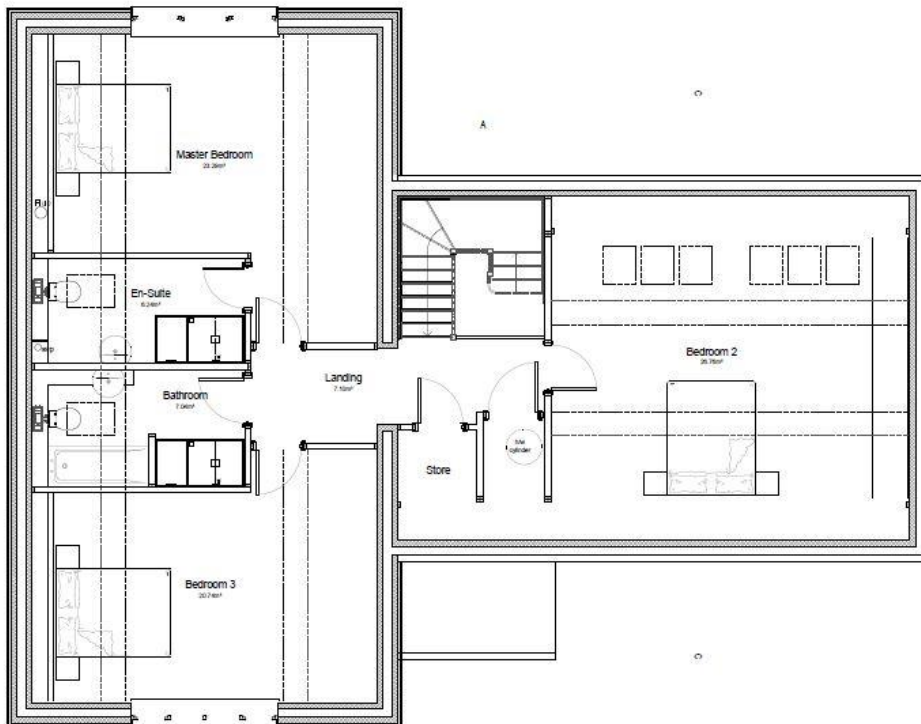
Kitchen/dining room	21' 8" x 21' 5"
Living room	18' 8" x 16' 7"
Bedroom 4	14' 7" x 10' 3"
En-suite	8' 0" x 5' 9"
Study	12' 6" x 8' 4"
WC	
Bedroom 1	17' 8" x 14' 7"
En-suite	10' 9" x 5' 8"
Bedroom 2	21' 7" x 21' 5"
Bedroom 3	17' 8" x 11' 0"
Bathroom	11' 8" x 6' 5"
Garage	

Plots 3 & 4

(Please note plot 4 floorplan is a mirror image of plot 3's as shown)



Proposed Ground Floor Plan - Plot 3

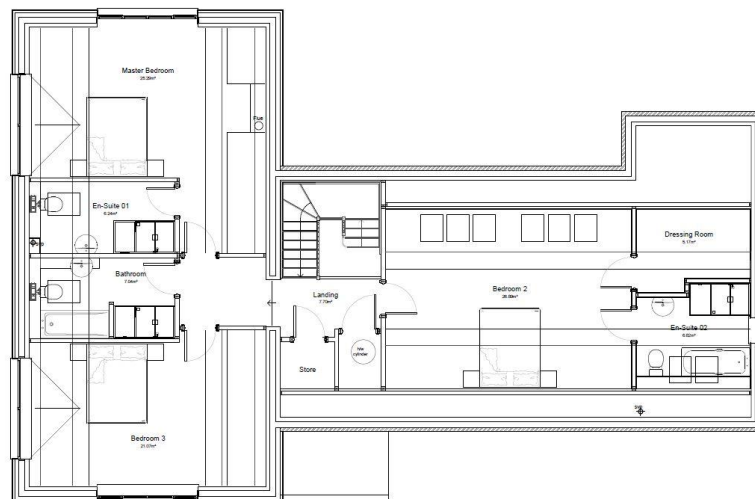
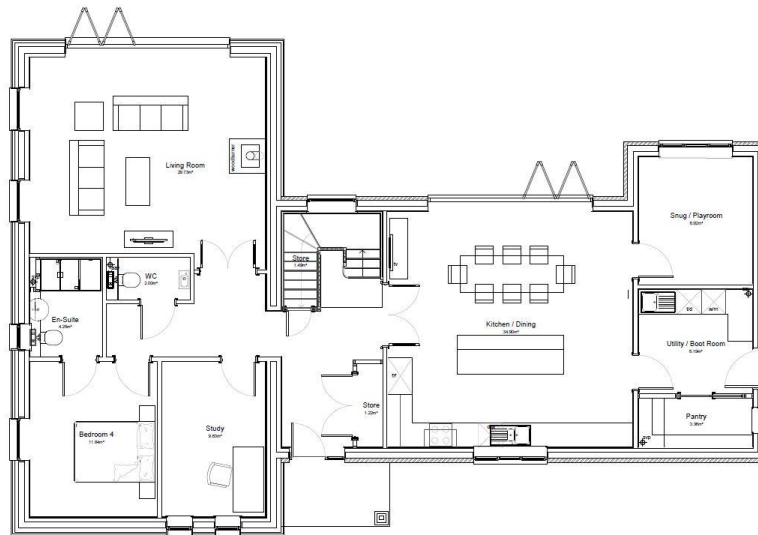


Proposed First Floor Plan - Plot 3

Plot 5 – Reserved £825,000



Four bedroom detached chalet style family home, with bi-fold door from the living room as well as the kitchen/dining room. Countryside views, garage, cart lodge with room above and parking.



Directions

From Ipswich town centre proceed out in a northerly direction along Westerfield Road. Continue straight over the roundabout and into Westerfield village. At the crossroads turn right onto Church Lane and the development will be further along on the left-hand side, identified by a site board.

Agents note

The information provided in this brochure is intended as a general indication of the proposed development and floor layouts, CGI's and floorplans have been provided to Fenn Wright in good faith. All measurements have been taken from drawings provided by Peter Wells architects. The client operates a policy of continuous improvement and therefore reserves the right to alter or change any part of the development specification at any time.

These properties are offered to subject to availability and illustrations are indicative only.

Important information

Council Tax Band – TBC

EPC rating - TBC

Services - We understand that all properties will be connected to mains water, drainage, electricity.

Tenure - Freehold.

Private road



Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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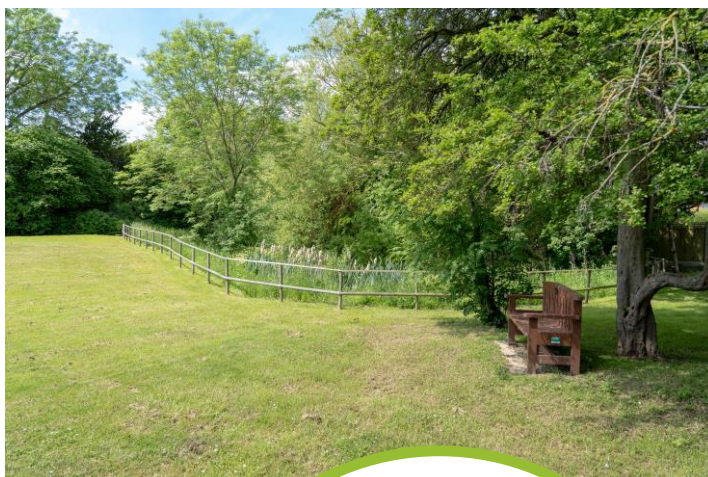
Viewing

To make an appointment to view this development please call us on 01473 232 700

Where

The village of Westerfield lies just three miles to the north of Ipswich. It has two public houses, The Swan and The Railway, which both have good reputations. The village is served by Westerfield Railway Station, which is on the Ipswich/Lowestoft line, and connects to Ipswich mainline station for connections to London's Liverpool Street.

Westerfield is within easy access of Ipswich, Woodbridge and Framlingham, there is schools for all ages in both the private and state sector. There are plenty of countryside walks and riding facilities locally along with an excellent 18-hole golf course at Fynn Valley.



To find out more or book a viewing

01473 232 700

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