

EH

EXQUISITE
HOME



BEAUTIFUL EAST SUFFOLK

East Suffolk is particularly delightful, with rivers, heaths and woodland connected up by the River Deben winding its way through pretty villages on its way to the sea. The historic market towns of Framlingham, Woodbridge and Saxmundham are full of fascinating architecture, independent shops and open spaces, while the Heritage Coast on the edge of the North Sea is a huge draw in this region with its gracious resorts of Walberswick, Southwold, Aldeburgh and Thorpeness as well as RSPB Minsmere. Transport links are good with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford. There are regular fast services into Ipswich on the East Suffolk Line and thence straight into London Liverpool Street in under two hours, making this part of Suffolk ideal for those who commute to work.



Standing next to the converted mid Victorian Baptist Chapel on a generous plot and looking out over a panorama of water meadows and open fields is this delightful detached family home. Built in 2002, the present owners bought it two years later. They were enchanted from the moment they stepped into the generous, light-filled entrance hall and walked through the large rooms with their charming views. Since moving in, they have put in a new kitchen, landscaped the garden, modernised the en-suite and fitted wardrobes in the principal bedroom, had bespoke shelving units put into the study, installed a log burner and alcoves and shelving in the sitting room and partly boarded out the attic. There is enough room for at least seven cars on the gravelled drive which is sheltered by hedging. The front borders are full of spring bulbs, forget me nots, climbing plants and shrubs.

The front door opens into the large, welcoming entrance hall which benefits from an understairs cupboard and a cloakroom. There is also a utility room with sink and plumbing for a washing machine. To the left is a dual aspect games room where the owners have had many wonderful games of pool with their guests, often after a visit to the local pub. A charming, light-filled space, this is a versatile room and could be used for any number of activities. The spacious dual aspect sitting room is a remarkably lovely space, its focal point a recessed log burner with bespoke alcoves and shelving to either side, giving an almost Georgian feel to this lovely room. The owners love to sit in front of the fire on cold winter nights and this space is simply soaked in happy family memories. There is more than enough room for multi-generational living, with space for reading, playing games and relaxing. Natural light pours in through the large window and the French doors leading out on to the pretty garden. A useful study with integrated storage and shelves from Sharps has proved a most helpful space for the owners over the years. It is the ideal home office with plenty of natural light and lovely views. The spacious dining room next door benefits from another set of French doors leading into the garden. It has been the location of many happy Christmases, New Year's Eve parties and family gatherings over the last twenty years. Ideal for informal family dinners and parties alike, it is a wonderful space which has been very well used over the years.



“...the large, welcoming hall sets the tone for the rest of the house...”



The kitchen to the right of the house was installed by the owners five years ago. It has been thoughtfully designed and laid out for everyday cooking and entertaining, with its hand painted sage green cabinets, quartz worktops, dual Neff electric ovens (one with a warming drawer), induction hob, integrated Kenwood microwave, integrated Neff dishwasher and full length fridge, mixture of glass-fronted and solid doors and central island with plenty of storage and room for seating. With its smart tiled floor and lovely views over the garden, this is a working kitchen with every possible amenity in place to make cooking here an absolute delight.





"The owners love to sit in front of the fire on cold winter nights..."



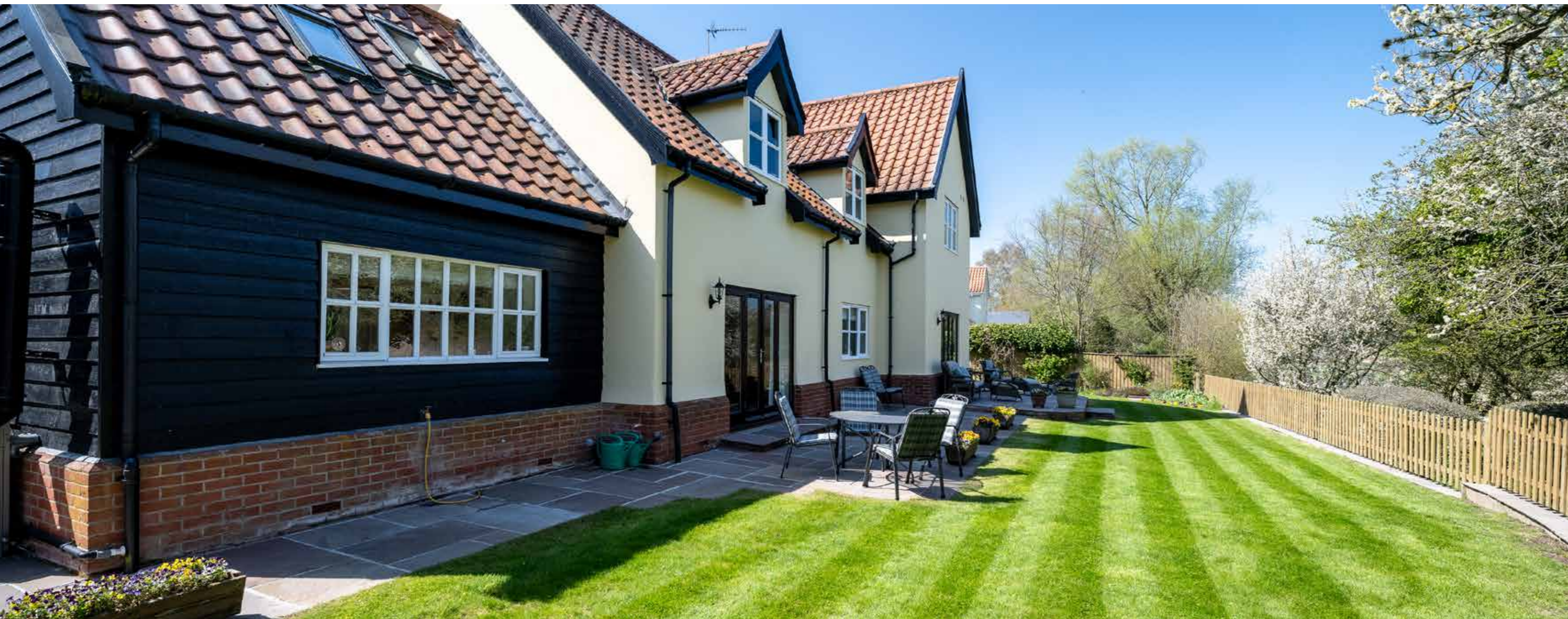
The staircase winds invitingly up to the generous first floor landing with its lovely views. It would be easy to install a book nook or even a small work area up here, but it is delightful just as it is. The spacious, airy principal bedroom benefits from fully fitted Sharps bedroom furniture and a smart, contemporary en suite with a large walk in shower and plenty of storage. Next door is the guest bedroom, also a good-sized double with an en suite shower room. Along the landing there are three further double bedrooms, more than enough for any family configuration with room for guests. The owners have turned the fifth bedroom into a man cave, the ideal place to watch football and sample craft ales while enjoying the natural sunlight pouring in through the two skylights. The fourth bedroom is the ideal size for a nursery or child's bedroom while the third is currently fitted out as a dressing room with wardrobes and storage. This could remain as it is, or could be returned to its original purpose as a bedroom. The accommodation on this floor is completed by the smart three-piece family bathroom with bath. The attic is partially boarded out and gives extra storage via a built-in ladder.



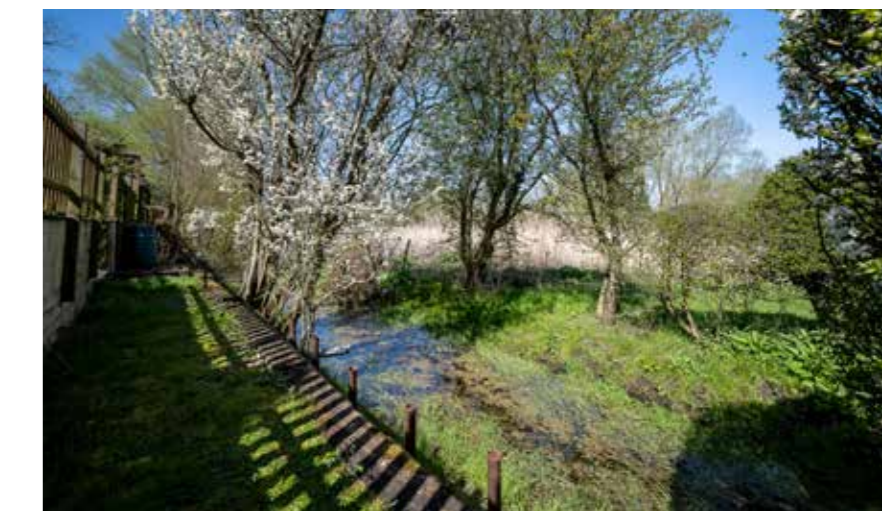




Beautiful Grounds with Added Value



The garden is well planned out and thoughtfully designed. An attractive natural sandstone patio runs around the house and the garden is largely laid to lawn. Clever planting is everywhere, with clematis and honeysuckle climbing up fences, a light purple fragrant lilac, a bay tree, a pink hawthorn frothing with blossom, blackthorn trees and hedge, pyracanthas, a Juneberry tree, a cherry blossom tree, and plenty of well-established and colourful shrubs. A large shed and woodshed give useful storage and there are delightful views over the water meadows at the back. Steps lead down to a pathway along a drainage stream of which the nearest bank forms the border to the land. The sun comes round the house during the day and there are plenty of sunny spots in which to sit and enjoy the beautiful views. The barn-style double garage has power and light, fragrant winter jasmine scrambling up it and could easily be converted into a home gym, hobby room or another reception room if desired. The owners love the many scenic walks around Earl Soham and beyond and have very much enjoyed being a part of the friendly, close-knit community. The coast is within easy reach, there are state and private schools within a short drive and transport links to the rest of the county and beyond are excellent. With versatile, spacious and immaculate accommodation, off-street parking and a pretty garden, this much-loved family home is an absolute gem.



LOCATION

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Earl Soham, a pretty village surrounded by unspoiled countryside, lies just over three and a half miles west of the popular market town of Framlingham. For a relatively small community, it is extremely well provided with amenities, including a primary school, award-winning butcher and general store, a traditional pub with its own brewery, a well-used village hall, active tennis and bowls clubs, an allotment society, coffee shop and delicatessen. The parish church of St Mary's is Grade I listed and dates back to the twelfth century.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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