



1 Priory Meadows
Darsham | Suffolk | IP17 3QY

FINE & COUNTRY

RELAX AND UNWIND



“This spacious modern home has beautiful views reaching far across fields, so you have a great sense of connection to the surrounding countryside.

On a no-through road, it’s wonderfully quiet and peaceful, yet you’re part of a friendly community and close to the spectacular Suffolk coastline. A high-quality, well-maintained home with no work to do, the lifestyle on offer here is an enviable one.”



KEY FEATURES

- A Modern, Detached House on a Small and Exclusive Development of Four Properties
- Six Bedrooms; Family Bath/Shower Room
- The Principal and Guest Bedroom each benefit from an En-Suite Kitchen/Breakfast Room with Separate Utility
- Ground Floor WC
- Sitting Room and Dining Room
- Wonderful Field Views from the Rear Landscaped Garden
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,821sq.ft
- Energy Rating: B

Built in 2016, this is one of just four homes in a small and exclusive development. Constructed in a traditional Suffolk style, each house is attractive and complements those around it. The setting is superb, with little passing traffic and a real sense of tranquility. Ideal for a family or sociable couple, it's a home that's easy to care for but has a lot to give.

Impressive And Appealing

When the owners first came to view this property, they were struck by the amount of space on offer and by the sense of quality – it felt brand new. They loved the setting and were drawn to the home because it didn't need any work. They in turn have maintained it carefully, so it still has the finish of a new-build property. The light and airy rooms are all so well proportioned and the layout is incredibly versatile, both upstairs and on the ground floor. It really is a joy to spend time here, and visiting friends always comment on how attractive the house is.

Meeting Many Needs

As you come into the property, all the main rooms can be found off the entrance hall. The large, dual aspect sitting room gets the sun all day on one side or the other and has a lovely brick feature fireplace with an inset woodburner, so it's a great room all year round. The kitchen also has the wow factor as it's another very generous room. The kitchen sits at one end with room for dining and seating at the other. There's a central island, so plenty of storage and preparation space, plus a breakfast bar in this very sociable room. Proper heart of the home stuff! The feature bay has double doors opening onto the patio and rear garden.





KEY FEATURES

Family Friendly

At the other end of the hall you'll find an additional reception room, also double aspect, that the owners use as a formal dining room. This would work equally well as a playroom for younger children or second sitting room for teens, well away from the main sitting room. Upstairs, the master suite is very special. A spacious room, it has a lot of built-in storage, a luxurious en-suite with bath and separate shower, plus a further room that could be perfect for a baby or toddler, but has been well used as a home office by the owners. The other four bedrooms run down the far side of the house, one with an en-suite and the others sharing a family bathroom with separate shower. Three of them have incredible views across the fields – it really is a super spot.

Making The Most Of The Area

Another huge advantage of the property is its location. Set down a no-through road, there's very little passing traffic and you have plenty of private parking to the front, with the house set well back from the lane. Your back garden is totally private and you have those incredible farmland views to enjoy. The night skies are stunning, as Darsham has been designated a Dark Skies Village, so you'll see an abundance of stars on clear nights. Recently, the owners have seen a doe wandering down the road with her two fawns alongside her. Many different species of birds can be spotted, but fortunately the owners don't see many rabbits! This is a small but friendly community, with most activities happening at the village hall just down the road. The owners have met more people in their time here than they did in 20 years at their previous home! The village pub has recently been refurbished and is an increasingly popular meeting and eating place. There are several other pubs nearby, a farm shop a short walk from the front door, plus more amenities in the nearby villages, as well as Saxmundham, which is 10 minutes away by car, with a Waitrose and Tesco supermarket. Head out on the A12 and there's a fuel station and useful shop, plus an artisan bakery. You can cycle to the coast or visit one of several nature reserves within easy reach – there's certainly plenty to do here. In the summer, this area is popular with holidaymakers, so you benefit from all the things that draw them to visit, but you're far enough inland that you won't be disturbed. The best of both worlds!





















INFORMATION



On The Doorstep

Darsham is conveniently situated half-way between Ipswich and Lowestoft, off the A12 road. The garage, now primarily a petrol station, has a café and a well stocked shop, there is also a farm shop with cafe, a hand made tile manufactory, a public house and a bakers with bakery school attached. Public transport is provided by rail, with Darsham Railway Station being on the Ipswich to Lowestoft line with a link to London Liverpool Street, and a bus service to Saxmundham & Leiston, with another on the Southwold-Halesworth-Aldeburgh route. Local children attend primary school at Yoxford or Middleton, and the high school at Leiston. There are health centres at Saxmundham and Halesworth, and another at Leiston, whose Doctors hold a local surgery at Yoxford three times a week.

How Far Is It To?

Darsham is situated 6.5 miles from the quintessentially English seaside town of Southwold on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold features both beach huts and a pier, as well as a unique cinema and a grade II listed working lighthouse. The market town of Halesworth is approximately 6.5 miles drive away and also benefits from a train station. Aldeburgh is 10 miles away and the town of Ipswich is 27 miles drive to the south.

Directions

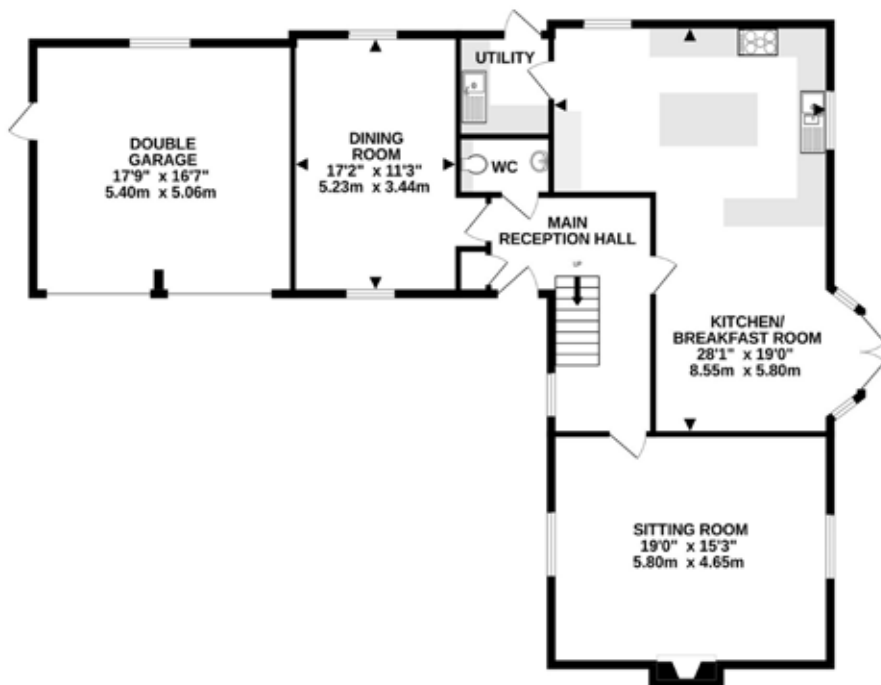
From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until a turning on your left onto The Street, heading towards Darsham. Take a left hand turn onto Priory Lane and the small development will be found on the right hand side. Turn into the development and number 1 is on the right at the far end of the driveway.

What Three Words Location

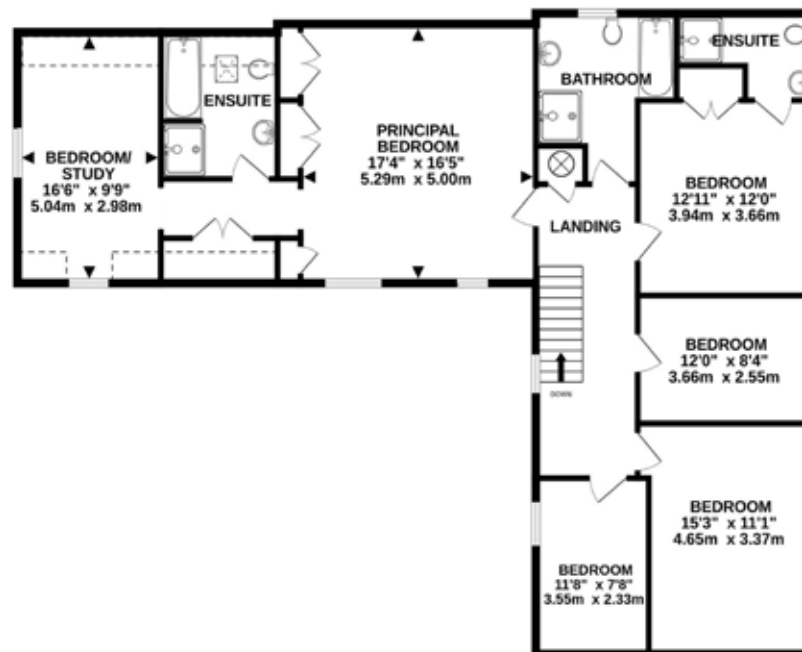
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[lawfully.pebbles.clubbing](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
East Suffolk Council – Council Tax Band F
Freehold



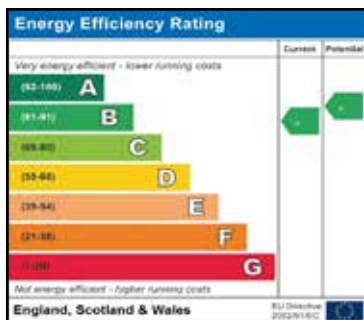
GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR
1403 sq.ft. (130.3 sq.m.) approx.

DASHED AREA REPRESENTS RESTRICTED HEAD HEIGHT
TOTAL FLOOR AREA : 2821 sq.ft. (262.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2023



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

