



'A charming period property in a popular village'
Stradbroke, Suffolk | IP21 5HG

FINE & COUNTRY

WELCOME



“This Grade II listed 16th century home has character in every corner, from feature fireplaces to exposed beams to wooden and tiled floors. There’s a secluded, sunny garden with summerhouse, and it’s all perfectly positioned next to the pretty church in the highly desirable village of Stradbroke, a stone’s throw from the primary and high schools, shops, leisure facilities and sports clubs.”







- Fine Grade II Listed Period Home
- Wonderful Village Location Next Door to The Village Church
- Believed To Date from the 16th Century
- Excellent Sitting Room
- Formal Dining Room
- Breakfast Room and Fitted Kitchen
- Utility Room and Workshop
- Five Bedrooms Over the Two Top Floors
- South And East Facing Garden and Double Garage

The property dates back to the 16th century with some more modern additions. 'it was reconditioned between 1946 and 1947 by a local builder in memory of members of his family who rest in the Churchyard and Cemetery. It was first reoccupied by the church's Reverend Cannon, who renamed it 'The Chantry''

During their years here, the current owners have made a few updates, again in keeping, with the new kitchen, new bathrooms and a refresh of the décor and exterior. The result is a home with great charm that's also comfortable and in very good order.

You enter into a cool and refreshing hallway with a brick floor and gorgeous curved wall. The main stairs rise up ahead of you, with the sitting room to your right. This is a magnificent space and the owners have used this for family get togethers. It has a feature brick chimneybreast with fireplace.



* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.









To the other side of the entrance hall, the dining room is another beautiful room, with double doors this time onto a patio where the owners like to dine. "The dining room leads to a breakfast room with a wooden floor that's partly open to the recently refitted kitchen with its quarry tiled floor.' This makes for an excellent sociable space and it's great for keen cooks as there's lots of storage and a good run of worktop. The study is tucked away at the front of the house, so it's great if you're working from home as you're well away from everyone else.

Stairs rise from the breakfast room, and having the two staircases means that all the first-floor bedrooms can be accessed independently and all have access to a first-floor bathroom. There are four double bedrooms and two bath/shower rooms on the first floor and all have pretty views of the garden, church or village. The top floor has a fifth bedroom plus masses of storage, so you can live clutter-free if that's your style.

Outside, there's a good size parking area to the front of the house, along with a double garage and workshop. You can also enter the house here through the utility toom, which is very handy if you have muddy feet or wet dogs!

The main part of the garden is found to the east of the house and is wonderfully private, with morning sun on the patio and afternoon sun on the lawn. The owners have created various seating areas to make the most of the light and shade throughout the day. There's a summerhouse, a pergola for relaxing in the dappled shade, the barbecue and dining area outside the formal dining room, a gate to the churchyard, plus a working area with raised beds and a greenhouse. You're completely private out here, with the exception of the church tower, which makes your outlook rather charming. It's hard to believe you're right in the heart of the village! The owners love their garden and spend as much time out here as possible. They often host friends here and on one occasion even hosted a wedding reception for friends.

As well as being next to the church, the house sits opposite a bakery and just down the road from the butchers. The village has a primary school and high school, a community centre, swimming pool, tennis club, cricket club, bowls and junior football. There's an active WI, a library and Post Office too, as well as pubs and a shop. You're close to Eye and Diss to the west but head a little further east and you'll find yourself in Southwold or Walberswick, by the sea.

















STEP OUTSIDE

Agents Notes

Tenure: Freehold

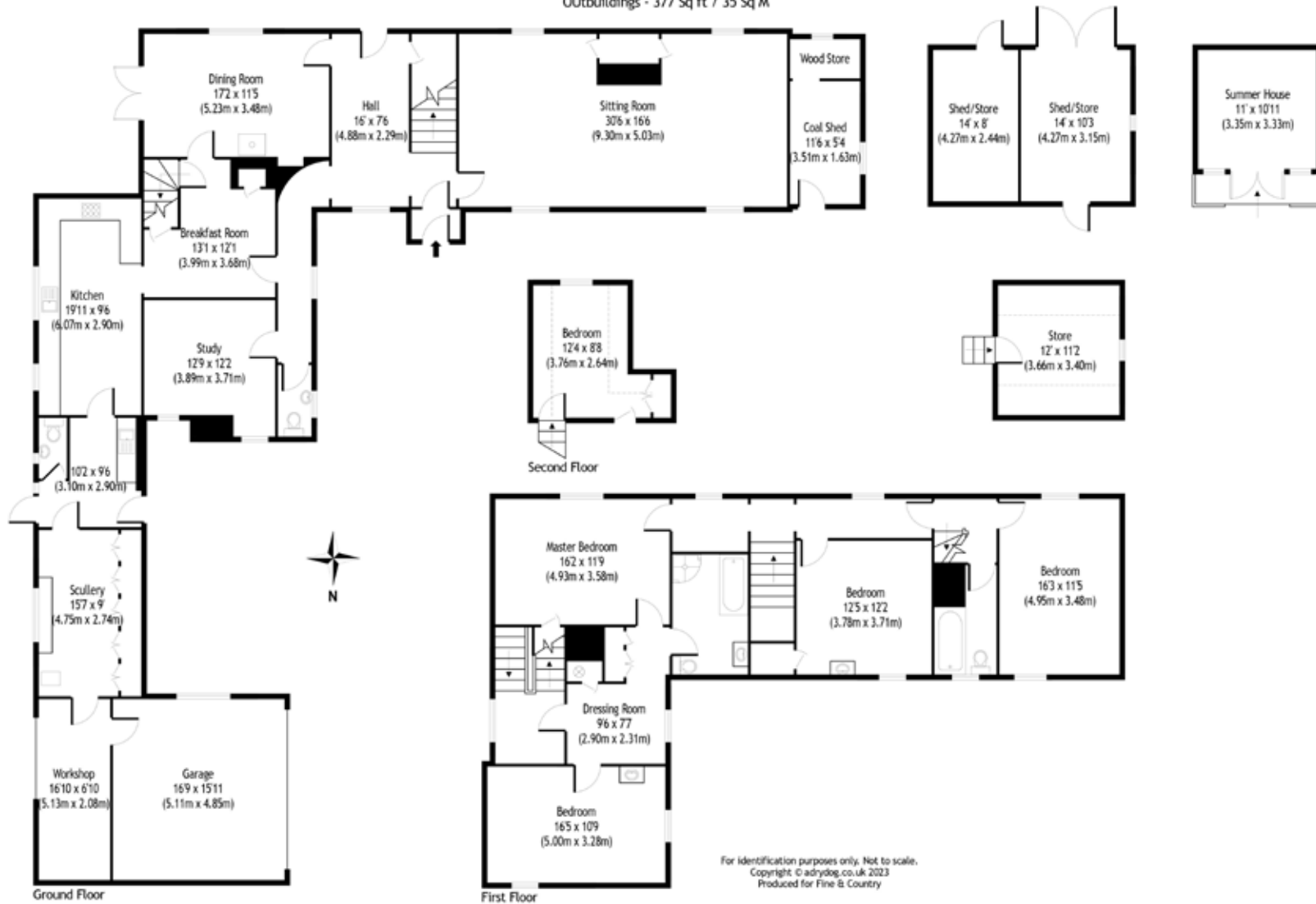
Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating.

Directions: From the market town of Diss proceed along the A143 in the direction of Harleston. At the Billingford windmill take a right hand turn signposted Hoxne. At the T junction take a left-hand turn and follow the road out of the village and for some distance into the pretty village of Stradbroke. Before you reach the T junction in the centre of the village, you need to take a left hand turn for the village Library/Post Office. The entrance to the property is set back from the road in the shadow of the delightful village church. Postcode IP21 5HG

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - ears.depths.slippers

DIS4410, Stradbroke
 Approx. Gross Internal Floor Area - 3715 Sq ft / 345 Sq M
 Outbuildings - 377 Sq ft / 35 Sq M



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