

An aerial photograph of a large, two-story red brick house with a gabled roof and solar panels. The house features a black wooden extension on the left side. The property is surrounded by lush greenery, including a large hedge and a paved driveway. A street sign for 'CHURCH CLOSE' is visible in the foreground. In the background, other houses and a green field are visible under a blue sky.

EH

EXQUISITE
HOME

CHURCH CLOSE

UNDER SUFFOLK SKIES

Mid Suffolk is a particularly beautiful and unspoilt part of the county. With a relatively low population and plenty of panoramic views over pastures, arable land and woodland, it is a wonderful place to live and work. The three main towns of Diss, Ipswich and Stowmarket are all connected to London and the rest of the country by rail. The A14 runs through Mid Suffolk joining it up to the A12 north to Lowestoft and south to Colchester, Chelmsford and London making it ideal for those who have to commute to work.

The little village of Kenton sits in the vast golden and emerald patchwork of fields so typical of Mid Suffolk. Its name is thought to come for the Old English word for royal and it has certainly been settled since before the Norman Conquest. The Grade II* listed parish Church of All Saints, believed to date back to the 12th century, has its own chantry chapel built for a local noble family in the early part of the sixteenth century with many fascinating features. Kenton is two and a half miles northeast of historic Debenham, three and a half miles from beautiful Framlingham and roughly equidistant between Stowmarket and Diss.





This delightful home sits on the corner of a close of seven houses built in 2005. The present owners bought it on-plan and tailored it to their own specifications, adding a conservatory and porch. Their love of rural village life drew them to the area and since buying it, they have replaced the bathrooms, built a large studio on to the house, installed solar panels, roofed in two garden terraces and built a garden room. The road to the close is unadopted so there is virtually no traffic. There is room to park two to three cars at the front and up to five on the rear drive by the garage. The owners have enjoyed entertaining and hosting village events since they have lived there, and the generous parking is a real bonus. The front porch is a very useful space, and it opens into the entrance hallway which has a cloakroom off it. To the right is the large, light-filled, dual aspect sitting room with a wood burner in a fireplace alcove and an attractive semi-circular hearth. The owners mainly use this room in the evenings, and it is the ideal room to relax in. A pair of double doors lead on to the sunny terrace, roofed to cut out harmful UV rays but a perfect place to enjoy a glass of wine or to dine al fresco. To the right is the lovely garden room which has enough room for furniture and a fridge - the ideal outside dining and entertaining space.

To the left of the hall is the spacious kitchen/breakfast room. With cream units from Magnet Kitchens, a cream Rangemaster with double electric oven, electric hob and extractor hood with glossy cream tiles behind, integrated dishwasher, plate rack, pull-out larder cupboard and vast amounts of storage and preparation space, this kitchen is the perfect place for the keen cook and entertainer. With a travertine effect tiled floor, it draws in all the natural light and has been laid out in such a way to encourage conversation and interaction. Next door is the small lobby which houses the second freezer plus the utility room with a second sink and plumbing for a washing machine and the space for a tumble drier. The owners designed this so that the utility room can be closed off if desired. Bifold doors open into the conservatory which is presently used as the dining room. With natural light pouring in through the windows, glass on all sides, it is a charming spot in which to sit and enjoy dining and it has comfortably seated twelve - perfect for informal suppers and dinner parties. The clever way the outside and inside spaces flow into each other is very much in evidence as a pair of double doors lead out on to the second terrace, airy and spacious and the perfect place to enjoy a morning coffee. Bifold doors lead from the terrace into the spacious triple aspect studio which has underfloor heating and is flooded with natural light coming through the skylight in the vaulted ceiling. This is a multi-use space ideal for painting, writing and crafting with its sunny aspect and wooden floor. The large double garage sits towards the rear of the house and has power and light. The property also benefits from recently installed solar panels powering storage batteries, iBoost water heating and an EV point on the front driveway.



“The clever way the outside and inside spaces flow into each other...”



“There is a warm and welcoming tone that echoes throughout the entire property...”



Flexible First Floor

The staircase rises to the generous landing from which radiate three bedrooms and the family bathroom. The principal, dual aspect bedroom benefits from fitted wardrobes and a smart, contemporary en suite shower room with plenty of storage. The second bedroom is to the rear of the house and is a small double, ideal as a guest room. The third bedroom has fitted cupboards behind sliding doors, installed by the owners to maximise the space, this room is currently being used as a home office but could easily serve as a third bedroom. The main bathroom is decorated in an attractive neutral palette with a teardrop bath accommodating a shower over.



LOCATION

The owners have allowed their creative talents to have full rein in the garden which is an enviable space. Paved throughout, it has been planted with a mixture of wisteria, fragrant roses, ferns, hostas and shrubs. There is a paradise garden at its centre, with four bay trees around a water feature all topped off with a traditional wrought iron gazebo. The pergola over the path to the back gate is smothered in another highly scented wisteria, a stunning sight when it is in full flower. The garden room is a beautiful and welcoming space and the garden is full of the sounds of running water, birdsong and the scents of flowers. A Shakespearian quote runs over the gable of the attractive summer house which offers another place to sit and admire the breathtaking surroundings.

The neighbours in the close are a friendly and supportive community. Nearby Debenham has an excellent doctor's surgery, primary and high school, a Post Office plus several shops, cafes, pubs and a leisure centre. When they want to go to larger shops, the owners tend to visit Diss, an easy drive to the north and the pretty market town of Eye is also not far away. With its quiet rural location, an enormous amount of light-filled versatile accommodation, a delightful, tranquil garden this property has a warm and welcoming tone that echoes throughout the entire property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	78 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 166 Sq M/1786 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Outbuilding = 10 Sq M/108 Sq Ft
 Total = 207 Sq M/2228 Sq Ft

Ground Floor

- Studio: 5.93 x 5.20 (19'5" x 17'1")
- Terrace: 3.80 x 3.20 (12'6" x 10'6")
- Dining Room: 4.21 x 3.71 (13'10" x 12'2")
- Terrace: 6.30 x 4.42 (20'8" x 14'6")
- Garden Room: 3.72 x 2.73 (12'2" x 8'11")
- WC
- Hallway
- Kitchen/Breakfast Room: 5.14 x 3.65 (16'10" x 12'0")
- Sitting Room: 5.14 x 4.57 (16'10" x 15'0")
- Porch: 2.56 x 1.53 (8'5" x 5'0")

First Floor

- Bedroom: 3.67 x 2.28 (12'0" x 7'6")
- Landing: 3.28 x 3.30 (10'9" x 10'10")
- Principal Bedroom: 5.14 x 3.25 (16'10" x 10'8")
- Bedroom: 2.76 x 1.91 (9'1" x 6'3")
- Bathroom: 3.06 x 1.75 (10'0" x 5'9")
- En-suite: 2.49 x 1.19 (8'2" x 3'11")

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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