



'MODERN HOME WITH CHARACTER FEATURES'
Earl Soham, Suffolk | IP13 7SB

WELCOME



Built in 1999 but looking every bit like a 17th century farmhouse with its pargetting, overhanging eaves and towering brick chimney, this six-bedroomed home offers the best of both old and new. And, with plenty of acreage and a large stable block there is room for a pony or two!







- Magnificent Detached Modern Home
- Superbly Looked After by The Current Vendors
- Charming Village Location
- Excellent Equestrian Facilities - Around 4 Acres stms
- Additional Land Available to Rent - Subject to Agreement
- Three Stables, Hay Store and Tack Room
- Six Very Comfortable Bedrooms
- Four Bathrooms
- Three Great Reception Rooms
- Wonderful, Generous Kitchen Breakfast Room

You can't argue with the deeply traditional English country vernacular – the appeal is timeless and universal. Steeply pitched pantile roofs top rendered and pargetted elevations with solid wooden windows, all set well back up a gravel drive behind a five-bar gate. Fully detached and with a large garden backing onto open country behind, you have all the advantages of a dreamlike country retreat but still with a central village location – a situation the current owners greatly appreciate.



Entry is through double glass doors into an atrium-like entrance hall where light floods down through a large roof lantern. Two further sets of double doors lead to the dining room and sitting room, set just across from each other in a layout perfect for entertaining. Double-aspect windows in the dining room admit light from two directions, while in the large sitting room French glazed doors and two large three-quarter height windows look down the long garden. In here, a wide brick chimney breast rises to the ceiling with a lintel-topped open fire below – perfect for winter nights. These are gracious rooms, light and airy, where the lateral space is enhanced by a calm neutral décor of white walls and natural sisal underfoot.

A large L-shaped kitchen-breakfast room occupies the rear corner overlooking the garden. There's plenty of space in here for a dining table as well as a seating area, as is currently arranged. Traditional style cabinetry in a modern grey finish is arranged in a corner layout, with a butler sink and warm beech countertops providing plenty of prep space.

* 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.





















The wide six-burner range cooker is sure to appeal to the keen chef, while the handsome polished stone floor is both stylish and practical. With room to cook, eat and relax, this is very much the heart of this home. A large utility directly adjoining keeps laundry helpfully out of the kitchen.

Also, downstairs is a small-but-perfectly-formed home office, now essential for any modern family, and a WC.

From the main entrance hall, stairs rise to two upper stories.

Four generous double bedrooms are on the first floor. The master bedroom is, as you would expect, over the largest reception room below and shares the same glorious garden view. Abundant built-in closets help maintain a clutter-free look.

This bedroom, and that above the dining room, each have their own well-appointed en-suite shower rooms, while the two bedrooms down the long landing share a large sunny family bathroom with a luxury free-standing slipper bath as well as a shower stall.

Up on the top floor, two bedrooms sit in the pitch of the roof with windows at the gable ends. Presently, one operates as a snug, meaning that this entire floor, with its own shower room tucked under the eaves, operates as a self-contained unit – perfect for houseguests or teenagers. Alternatively, there is the option to use these rooms as work-from-home spaces if required. Also up here is a generous attic-storeroom.

The garden, though certainly big, is relatively low maintenance being put largely to grass. A terrace immediately behind the house is ideally placed for access from the kitchen-breakfast room and the sitting room next door. The long brick wall of the neighbouring rectory garden is a warm spot, perfect for growing fruit and for an herbaceous border. On the other side, the garden is bounded by a mature hornbeam hedge which brings year-round interest.

But venture through the central garden arch and up towards the stable block to find this garden's secret, magical hideout – a luxury pavilion with dining for twelve people, perfectly placed to enjoy the evening sun. With electricity and heating, as well as storage for all necessary dinnerware, you can enjoy the garden all year long with the pavilion sides either open to the breeze or closed from the elements.

In the shelter of tall hedges on three sides, and with a beautiful view of the church, you couldn't find a pleasanter spot.

The big stable block, with its tack room, large hay barn and automatic water feeders, can accommodate three horses, possibly four. Immediately behind is a four-acre paddock enclosed with new post-and-rail fencing. Everything your horses need is here – but if horses are not your thing, don't be put off.









STEP OUTSIDE

Earl Soham is indisputably one of the handsomest villages in Suffolk with quality housing stock, a village green, a primary school, a country pub serving food and an active village hall. It is also in catchment for two of Suffolk's best-performing high schools in Debenham and Framlingham. Connection further afield is via the A1120 which connects Yoxford on the A12 to Stowmarket, from where trains depart regularly on the London to Norwich mainline.

The well respected independent schools, Framlingham College and Framlingham Pre Prep are nearby.

Agents Notes

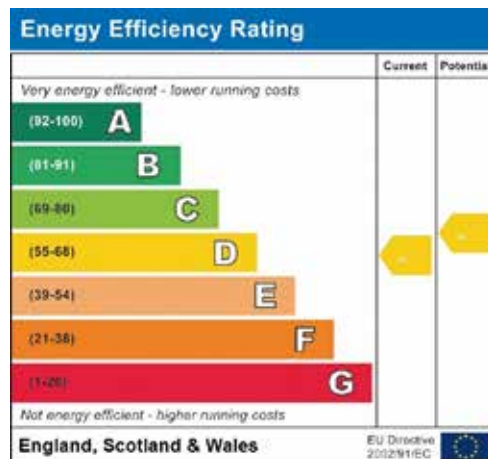
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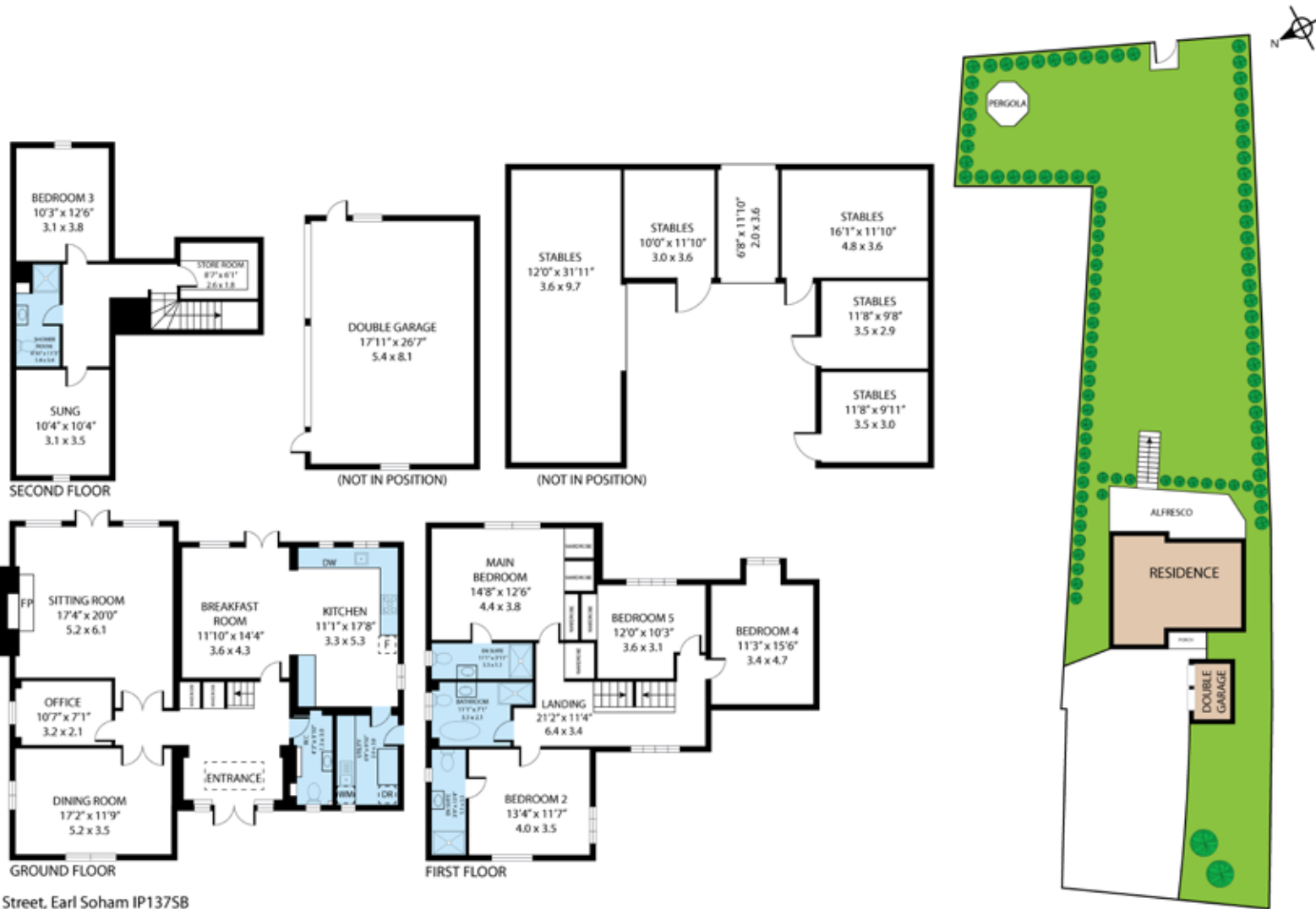
Local Authority: East Suffolk District Council - Band G

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

Directions: On entering the village of Earl Soham continue through the main street and the property will be found on the right-hand side - the second driveway after Church Lane.

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 - [///stressed.threaded.issue](http://stressed.threaded.issue)





The Street, Earl Soham IP137SB

TOTAL APPROX. FLOOR AREA 4,372 SQ.FT 406 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



The above image is for illustrative purposes only and any buyer should satisfy themselves as to the boundaries via their legal representatives.

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