



'FAMILY HOME WITH STUNNING VIEWS'  
Pettaugh, Stowmarket, Suffolk | IP14 6DJ

FINE & COUNTRY

# WELCOME



If you're looking to escape to the country but don't fancy the hassle of an older cottage, this classic twentieth century house is move-in-ready. A beautiful new open-plan kitchen, four bedrooms and two bathrooms await you, but the real bonus is the edge-of-village location with glorious views over the countryside behind.







- A fantastic four-bedroom detached property
- Exceptional views of the surrounding countryside
- A large, social extended kitchen dining area
- Principal bedroom with en suite
- Integrated electric garage
- Charging point for an electric vehicle
- A very useful utility room
- A quiet village location
- Less than ten miles to Stowmarket and its train links to London
- A perfect family home

“We wouldn’t be moving if it wasn’t for the horses,” say the owners who have loved living here but now need an equine facility. They’re sorry to be leaving the family home into which they have put so much love and care. Set well back from the road behind five-bar gates and tall hedges, there is quiet and privacy here and room to spread out.



Entry is via a small lobby – a useful airlock - into a surprisingly wide hall. Quality wood flooring here and throughout the ground floor broaden the dimensions considerably. The sitting room to the right is light and airy. Double aspect windows, as well as glazed double doors into the dining room behind, mean light flows into the interior of the house. This is a clean, modern space where even the fireplace is given the minimalist treatment, a classic woodburning stove in its unadorned brick hearth.

The kitchen-diner behind is the owners’ favourite part of the house and it’s not difficult to see why. It’s now a generous space nearly 30 feet long due to the recent removal of a wall which separated the former dining room. The result is a family-friendly room where children or dinner guests won’t get in the way of the cook.

\* 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.















Cooking, in fact, has become a joy after the installation of this splendid Howdens kitchen, a lovely arrangement of pale grey shaker units with classic shell handles, a timeless butler sink and honey-coloured oak counters. A sit-up breakfast bar creates an informal division between cooking and dining areas. "There's so much prep space as well as storage space," enthuses the owner. "It's a lovely living area and we spend so much time in here now".

With two entrances to each of these reception rooms, traffic can move around in a circular pattern, enhancing the sense of space.

At the south-west corner of the property a garden room makes the most of the light with windows on all four elevations and views across the garden. French doors lead directly out to a covered terrace, a lovely summer dining spot.

Also downstairs are a utility room and a WC.

Stairs from the hall lead to the first floor. Here are four bedrooms, one currently in use as a home office, and two bathrooms. The principal bedroom benefits from extensive built-in cupboards as well as an en-suite shower room. The family bathroom has an over-bath shower, offering both options.

You can't fail to notice the staggering views from the back of the house, particularly on the first floor. "We'll struggle to find anywhere with views as good as these," say the owners, "we will really miss them".

The largely south-facing garden behind feels larger than it is due to a barely visible rear perimeter, leaving the distant country views uninterrupted. It is, however, entirely dog-proof. Mature shrubs down each side add to a sense of private enclosure, and fruit trees - quince, apple, pear and plum trees - thrive.

The owners have appreciated the friendliness of Pettaugh which is situated on the pretty A1120 tourist route in this lovely part of Mid Suffolk. Although a quiet village, it's not too far from the wider world. Nearby Debenham - with one of Suffolk's consistently well performing high schools - is a larger village with a GP surgery, leisure centre, shops, a pub and cafes. Stowmarket is less than 20 minutes by car with supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre - The Mix. From here are fast and regular connections to Norwich (half an hour) or London (just over an hour). The county town of Ipswich, meanwhile, can be reached in just over 20 minutes.



# STEP OUTSIDE

Agents Noes

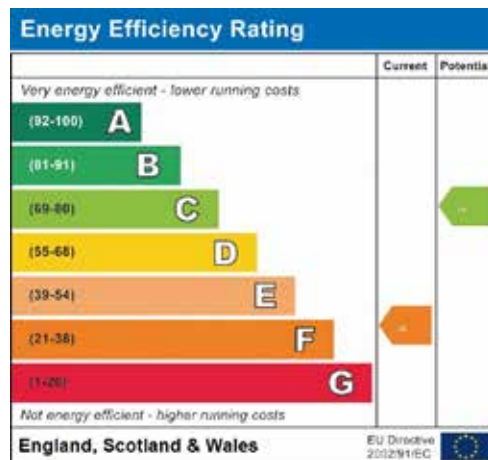
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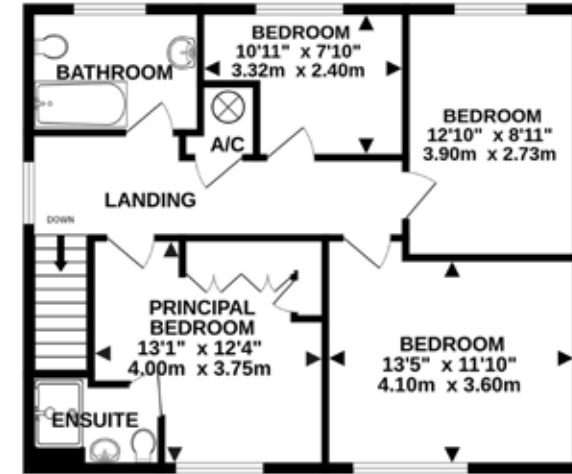
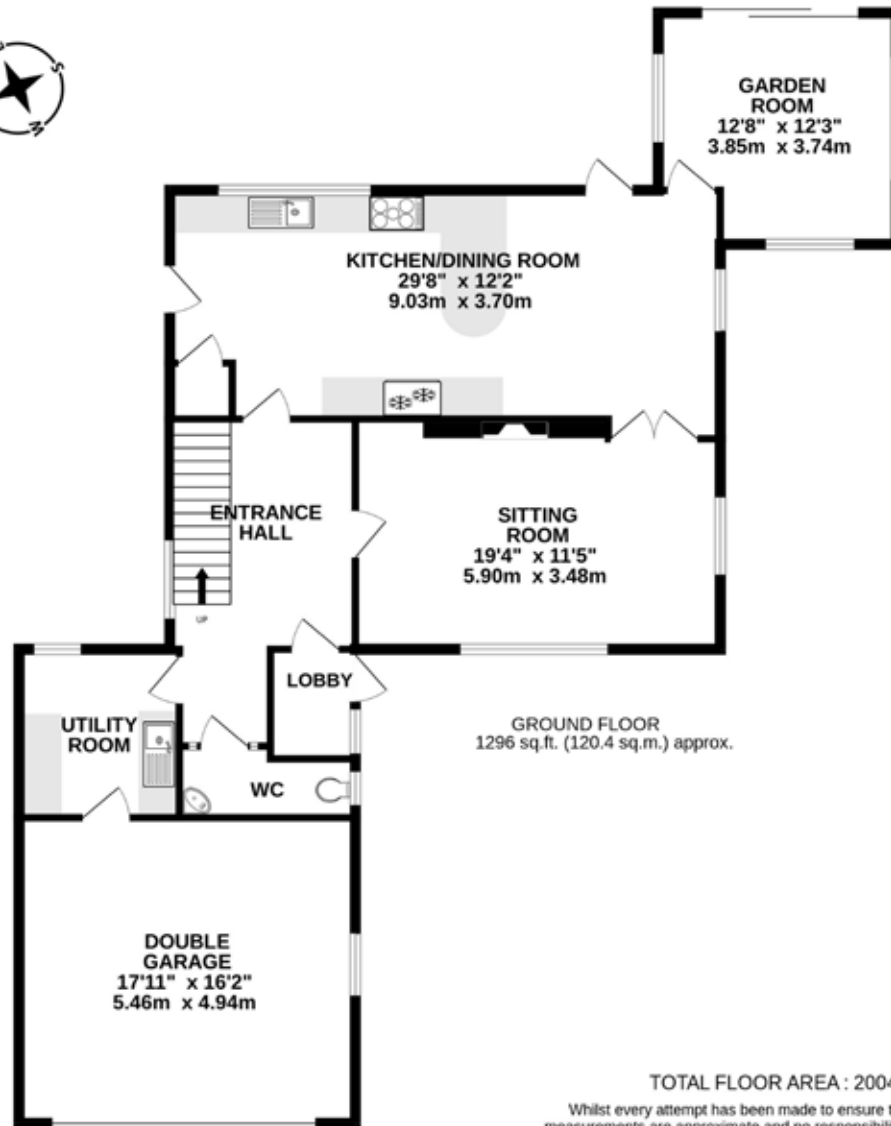
Local Authority: Mid Suffolk District Council - Band D

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

Directions: From Diss head south on the A140 and at the bottom of Pains hill take a left on to Stowmarket Road (A1120) Follow into Pettaugh and take a right and then right again on to Ipswich way. The house is on your left.

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 - [///present.infringe.impaled](http://present.infringe.impaled)





TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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](http://www.norfolkpropertyphotos.co.uk)  
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