



'Beautiful Village Home'  
Mendlesham Green, Suffolk | IP14 5RG

# WELCOME



Stunning, custom-built six-bedroom house, set in a peaceful location on the edge of a meadow. This superbly presented home has been extensively improved by the current owner with the notable addition of a fantastic orangery room. This outstanding house also features a stunning kitchen / breakfast room, a double garage and a dressing room and ensuite to the principal bedroom. With two bedrooms to the second floor one could easily utilise one or both as study/office space if required. Located only five miles from the amenities and rail links of Stowmarket, this house is an ideal choice for city commuters craving a slice of the quiet life.









- Modern Home beautifully presented
- Wonderful Spacious Modern Village Home
- Superbly Looked After and Improved by Current Vendor
- Light and Airy Accommodation
- Excellent Fitted Kitchen Breakfast Room with Quartz Surfaces
- Lovely Sitting Room and Fabulous Orangery
- Four Generous First Floor Bedrooms
- Two Additional Second Floor Bedrooms Or Office/Study Areas
- Master Suite With En Suite and Dressing Room
- Family Bathroom, Shower Room and Cloakroom
- Charming Gardens and Double Garage with EV Point

For the current owners, it is the space and location they will miss the most about the house, "This is a big, free-flowing house in a wonderfully peaceful location. As a family of five, we have lived here very comfortably here for 14 years with plenty of room to grow, spread out and enjoy our own space". Although less than 20 years old, this sizeable three-storey home has been significantly updated and improved within the last 18 months. "We have completed a lot of work recently including replacing the suites in the bathrooms, fitting a brand new kitchen and landscaping the garden."



The house has a wonderful flow, with the ground floor rooms accessible from a central hallway where solid oak Junckers flooring has been fitted and extended into the sitting room. The sizeable, L-shaped kitchen/breakfast room is chic and modern with high gloss handleless cabinets and contrasting quartz worktops lining three sides of the space. White, glazed porcelain floor tiles add to the contemporary design of the room. There is an undercounter fridge and freezer, plus a new dishwasher - all integrated to align with the seamless design, as well as a stainless steel Range oven. The open-plan design of the room fosters a sociable atmosphere that is well suited for entertaining and the hustle and bustle of family life. Double doors open to the garden patio area - especially useful for outdoor entertaining. A utility room adjoins the kitchen, offering further storage as well as plumbing for a washing machine and tumble dryer.

\* 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.





















Across the hall a spacious sitting room provides additional access to the garden and entry to the newly added orangery room. The orangery is a striking space, with triple aspect glass windows and a grand lantern roof light that spans its length. Predominantly utilised as a games room, this versatile area is often used for hosting gatherings, including Christmas dinner, comfortably accommodating a dozen guests around the table. Adding to the comfort, the room features underfloor heating controlled by an independent Hive thermostat. Conveniently, the orangery offers access to pantry storage and internal entry to the double garage, where the owner has recently insulated the doors for improved thermal efficiency.

A ground floor cloakroom, located off the main hallway concludes the rooms to the ground floor.

The first floor of this stunning property is home to a spacious principal bedroom. There is no shortage of storage here, with a walk-in dressing room that would impress the most fastidious fashion devotee. The room not only offers fitted drawers and hanging rails but also five pull-out shoe racks. A recently updated ensuite shower room conveniently serves the principal bedroom.

There are three further bedrooms on this floor as well as a newly fitted, stylish family bathroom with over-bath shower. Both the family bathroom and ensuite have been updated with new vanity storage units and resin counter tops as well as recessed shelving for extra storage convenience.

The top floor reveals two well-proportioned bedrooms and a WC / shower room. The property's versatility shines through here as these rooms can be adapted to suit an array of needs. Both rooms would serve excellently as quiet office spaces, set away from the rest of the home or provide ideal accommodations for older children seeking independence within the home.

The property is located at the end of a private drive and enjoys a wonderfully peaceful setting. Its proximity to a meadow gives rise to the property's name and the convenience of access from the back garden to the meadow has been a delightful feature cherished by the current owner's children who have enjoyed countless hours of play here. "We see so much wildlife in the meadow, it's such a perfect spot."

To the front of the property is parking for multiple vehicles, as well as access to the double garage and an EV charging point.

The enclosed rear garden is laid mostly to lawn, with a porcelain patio area providing space for outdoor dining and lounge furniture. A raised feature planter separates the garden from the meadow beyond, whilst not obscuring the picturesque view. A hot tub sits beneath a wooden pergola and is available by separate negotiation.

The hamlet of Mendlesham Green is located approximately 1.5 miles from Mendlesham where there is a post office, village pub, primary school, GP surgery and shop.





















# STEP OUTSIDE

The village of Stowupland (5 miles) offers a range of amenities including a High School, petrol station, post office, two butchers, a takeaway and two pubs. The market town of Stowmarket (5 miles southwest) provides further features including supermarkets, shops, restaurants, a sports centre and a cinema as well as direct rail services into London (80 minutes) and Norwich (30 minutes).

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating, Underfloor heating to the Orangery, Radiators in the rest of the house.

Broadband: Fibre to the Premises – current provider is Sky Broadband

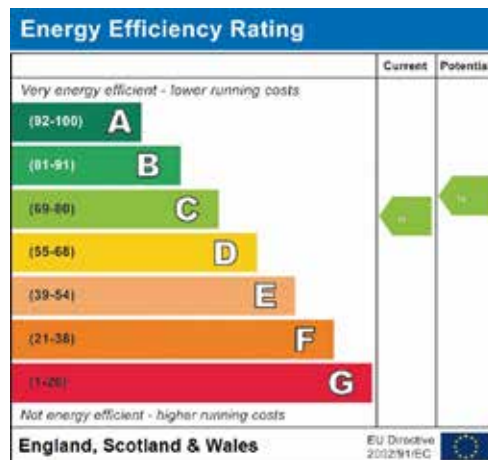
Mobile Phone Network: O2 or Sky other networks were not tested.

Directions:

Proceed from the market town of Diss along the A140 in a southerly direction and continue through the village of Brockford. Take a right hand turn signposted Mendlesham. Follow the road through the village and out into the countryside. Bear right and follow the road into Mendlesham Green. The property is found set back from the road down a private driveway. The entrance to the drive is adjacent to a property called The Hawthorns.

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 - [///hoofs.influence.scores](http://hoofs.influence.scores)

Postcode - IP14 5RG







Floor 3

Floor 2



Floor 1

**TOTAL: 2208 sq. ft, 205 m2**  
**FLOOR 1: 1066 sq. ft, 99 m2, FLOOR 2: 948 sq. ft, 88 m2, FLOOR 3: 194 sq. ft, 18 m2**  
**EXCLUDED AREAS: DOUBLE GARAGE: 329 sq. ft, 31 m2, LOW CEILING: 241 sq. ft, 22 m2**

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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