



**Rutlands
Chattisham, Suffolk**

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Rutlands, The Street, Chattisham, Ipswich, Suffolk, IP8 3QE

Chattisham is a well-regarded village set within the rolling Suffolk countryside. The rural community is a mile distant from Hintlesham that boasts the popular Hintlesham Hall Hotel and Hintlesham Golf Course. The market town of Hadleigh and the centre of the county town of Ipswich are situated 5 miles distant in either direction and offer a wide range of retail, sporting and recreational facilities.

Set within a one-acre total plot set immediately adjacent to open farmland is a five bedroom (one en-suite) detached property of impressive standing, understood to date from the 1970s and convenient located within the popular yet rural Suffolk village of Chattisham. Less than five miles from the thriving market town of Hadleigh, the property offers a significant accommodation schedule of approximately 2,930sq ft arranged over two floors via five reception rooms with views across multiple aspects of the garden throughout the property. Whilst fair to suggest the property would benefit from a degree of modernisation/updating, it nonetheless offers generously proportioned room sizes throughout, a functional living accommodation, unspoilt views and considerable potential for further adaption and enhancement. Further benefits to the property include a detached double garage, ample gated private parking and a heated swimming pool with running costs offset by solar panels and a heat exchange. Further benefits to the property include a tennis court, expansive, mature gardens and an aspect across open farmland.

A five bedroom (one en-suite) detached property understood to date from the 1970s and enjoying a village location within the rural yet popular village of Chattisham. Offering an accommodation schedule of approximately 2,930sq ft arranged via five reception rooms with further benefits including a tennis court, heated swimming pool and a total plot size of approximately one acre.

Panel timber door opening to:

ENTRANCE HALL: 13' 6" x 10' 10" (4.14m x 3.32m) An expansive entrance hall with obscured glass casement window range to front, staircase off and door to:

SITTING ROOM: 24' 0" x 17' 2" (12' 10") (7.31m x 5.22m (narrowing to 3.92m)) Affording a triple aspect with casement windows to front and rear with bay window to side. Views afforded from all aspects across the gardens with the focal point of the room being a yorkstone fireplace with inset grill.

DINING ROOM: 16' 2" x 13' 7" (4.93m x 4.13m) With two casement windows to front, skirting and stripped engineered flooring.

KITCHEN/BREAKFAST ROOM: 15' 11" x 11' 11" (4.86m x 3.64m) Fitted with a matching range of solid wood base and wall units with preparation surfaces over and tiling above. Single sink unit with mixer tap above, casement window range to rear and fitted appliances including a Hotpoint oven with grill above, four ring hob and extraction above. Further fitted appliances include a base level fridge. Door to full height pantry store with obscured glass window to rear. Tiled flooring throughout, breakfast area to front and further door to:

UTILITY ROOM: 16' 8" x 7' 8" (5.08m x 2.33m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Single sink unit with mixer tap above. Space and plumbing for washing machine/dryer, space for a chest freezer and half height obscured panel door to outside. Tiled flooring throughout, double doors to

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store room housing oil fired boiler with useful fitted shelving and water softener. Further door to:

GAMES ROOM: 18' 11" x 15' 8" (5.77m x 4.77m) A hugely versatile room converted from a double garage offering excellent potential for a games room/media room. Casement window range to front and rear and obscured panel glazed door to outside.

SNUG: 15' 10" x 10' 11" (4.83m x 3.33m) Centrally positioned within the property and accessed via both entrance hall and kitchen with central brick fireplace and tiled hearth, inset bottled gas fuelled fireplace. Panel glazed double doors to:

GARDEN ROOM: 14' 4" x 11' 1" (4.37m x 3.37m) Set on a brick base with glazed surround on three sides beneath a pitched roofline with views across the gardens. Tiled flooring throughout and panel glazed double doors to side.

CLOAKROOM: 6' 9" x 4' 0" (2.08m x 1.22m) With half height tiling and fitted with ceramic WC, wash hand basin and obscured glass window to front.

First floor

LANDING: With access to all five bedrooms and door to linen store housing pressurised water cylinder with useful fitted shelving and hatch to loft. Door to:

BEDROOM 1: 13' 11" x 13' 3" (4.24m x 4.03m) With casement window range to front affording views across the front gardens and adjacent farmland. Extensive range of fitted wardrobe units and door to:

EN-SUITE BATHROOM: 9' 3" x 7' 3" (2.81m x 2.21m) Partly tiled and fitted with ceramic WC, heritage wash hand basin within a fitted base

unit, bath with separate shower attachment and fully tiled separately screened shower. Heated towel radiator and range of spotlights.

BEDROOM 2: 14' 0" x 9' 10" (4.27m x 3.00m) With casement window range to rear affording views across the gardens, tennis court and farmland beyond. Corner wash hand basin and range of fitted wardrobes.

BEDROOM 3: 12' 1" x 9' 11" (3.69m x 3.02m) With a range of fitted wardrobes, window range to rear affording views across the gardens and tennis court. Corner wash hand basin.

BEDROOM 4: 11' 6" x 9' 3" (3.50m x 2.83m) With casement window range to front and range of fitted wardrobes.

BEDROOM 5: 24' 8" x 7' 7" (7.53m x 2.32m) A versatile room currently being utilised in part as an office/study with an extensive range of fitted wardrobe units to rear and offering scope for sub-division to create both office and fifth bedroom, if so required. Views across the front gardens and farmland beyond and views to rear across the gardens.

FAMILY BATHROOM: 8' 8" x 7' 7" (2.64m x 2.32m) Fitted with pedestal wash hand basin, bath with tiling above and fitted base level storage. Obscured glass window to rear.

SHOWER ROOM: 6' 10" x 3' 8" (2.08m x 1.13m) Principally tiled and fitted with separately screened, fully tiled shower with shower attachment.

CLOAKROOM: 5' 4" x 2' 10" (1.65m x 0.87m) Partly tiled and fitted with ceramic WC. Obscured glass window to side.

Outside

The property is set behind a five-bar gate with a driveway providing space for approximately five vehicles. Direct access is provided to the:

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DOUBLE GARAGE: 18' 4" x 17' 4" (5.59m x 5.28m) With up and over door to front, light and power connected and both window and personnel door to side.

Gated side access continues to the heated swimming pool. Running costs are offset by solar panels set on the garage roof and a heat exchange. Enveloped by leylandii hedging with a paved terrace and gated access to the remaining grounds.

A substantial expanse of lawn set to rear is interspersed by leylandii, established beds, mature planting and a tennis court with fence line border. With a range of fledgling and mature trees, fence line borders to side and views to rear across open farmland.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///handlebar.swap.blunt

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

BROADBAND: Up to 80 Mbps (Source Ofcom).

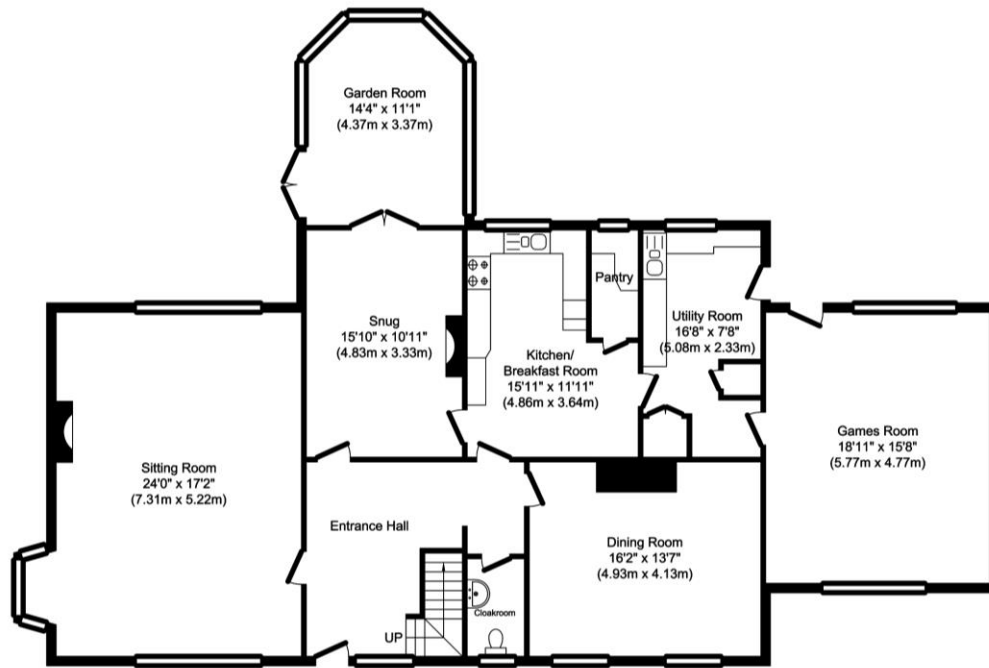
MOBILE COVERAGE: EE, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

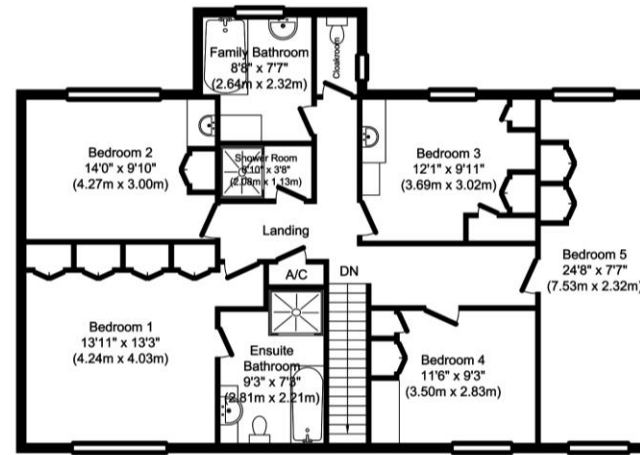
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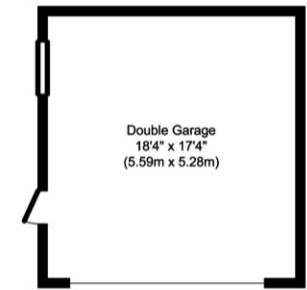
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Ground Floor
Approximate Floor Area
1829.32 sq. ft.
(169.95 sq. m)



First Floor
Approximate Floor Area
1107.49 sq. ft.
(102.89 sq. m)



Outbuilding
Approximate Floor Area
317.64 sq. ft.
(29.51 sq. m)

TOTAL APPROX. FLOOR AREA 3254.46 SQ.FT. (302.35 SQ.M.)

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