



Autumn Meadow  
Church Lane | Bedfield | Suffolk | IP13 7JJ

# A GARDENER'S DELIGHT



This charming mid-century chalet, set in a breathtaking garden of over an acre,  
has benefitted from multiple recent improvements and additions.

Four bedrooms, a large open-plan sitting room, work-from-home spaces and a magnificent state-of-the-art kitchen  
all add up to a splendid, modern family home with one of the most beautiful gardens you'll ever see.

With hedgehogs, deer and pheasants that visit the garden every day,  
you can watch the wildlife too!



# KEY FEATURES

- A Charming Chalet Style Property situated in the Village of Bedford
- Four Bedrooms - One on the Ground Floor; First Floor Bathroom
- Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Large Sitting Room and Snug
- Extensive and Well-Planted Gardens with many Rare Plants extend to over an acre
- The Grounds include a Woodland Area, Raised Vegetable Beds, an Apple Orchard and a Caged Chicken Run
- Three Sheds, Two Greenhouses and a Polytunnel
- Large Garage and Gravel Drive provides Plenty of Parking
- The Accommodation extends to 1,987sq.ft
- Energy Rating: D

The property was once owned by the head propagator at Nottcutt's, and it's easy to believe with gardens like these, it may be a done deal before you even set foot inside! Set deep in its own plot and entirely surrounded by beautiful green spaces, this detached chalet with its classic steeply pitched roof has instant appeal, its charm apparent from every angle.

## Step Inside

Entry through a composite front door with a floor to ceiling window to the left of it, is into a small lobby with adjacent WC, an anteroom before you enter the vast sitting room. This expansive space, over 30 feet long, is afforded by the open-plan layout which discards the usual separate hallway and staircase; instead stairs rise directly from this room which also provides access to most other ground-floor accommodation – a space-saving and thoughtful design. French windows to the south and west admit abundant light and permit gorgeous garden views while an off-centre fireplace with wood-burning stove is an inviting spot around which to gather on colder nights. Logs are supplied from the grounds with a couple of tonnes cut and ready for next winter. Heating is otherwise supplied via new electric heaters from Sunflow with time, temperature and heating zones all controlled remotely via WiFi and the Sunflow app. The size of the garden strongly suggests solar panels as an obvious next step towards becoming a completely “off-grid” property. Two smaller rooms lead off the central sitting room, one currently in use as a bedroom and home office, the other as a playroom though it also suggests an ideal study. Sleek and practical wood-effect flooring throughout the ground floor unites these rooms in a seamless flow.





# KEY FEATURES

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## Bright and Beautiful Kitchen

Leading straight off the sitting room in a layout perfect for entertaining, is the splendid dining room and kitchen combination. A long row of built-in base units functions as a smart modern sideboard in the dining room from where a wide opening brings you directly into the bright kitchen. Sunlight streams down through skylights in the high vaulted roof to illuminate this immaculate streamlined space where fully integrated appliances are tucked behind smooth pale grey units. Meal preparation – even post-dinner clearing – will be a joy in this well designed and accommodating room. An unusually stylish utility, sensibly created from part of the garage, is next door. Finished in the same pale grey units (and with lots of helpful storage), there's room in here for more than laundry.

## Exploring Upstairs

Stairs from the sitting room lead to the upper floor which all sits, chalet-style, within the pitch of the roof. Here are three double bedrooms and a family bathroom offering shower and tub options.

## Step Outside

A garden with a house, rather than the other way around, these 1.2 acres have been beautifully laid out and planted by a previous owner, a senior propagator with Nottcutt's who has occasionally visited and supplied helpful advice to the current owners. Many rare species he planted are here – roses, tree peonies and bearded irises among them. The thoughtful overall design means that nowhere is this delightful haven overlooked. Immediately next to the house are gravelled, paved or decked seating areas, situated for light at different parts of the day. Gardens extend on three sides of the house each with a different emphasis, one ornamental with beds and borders, another with a never-ending lawn bounded by mature trees. A trellised walkway leads, dreamlike, to a woodland area. There is even a small box hedge parterre - affectionately called 'the maze' by the owners daughter. A small arch in a fat hedge brings you to the working part of the garden where there are raised beds and a caged chicken run. Three sheds, two greenhouses and a polytunnel provide essential gardening infrastructure as well as a small mature apple orchard that is quite productive each year. Space precludes a comprehensive description and a visit is strongly urged in order to appreciate this very special garden. A wide and deep gravel drive at the front of the property offers parking for plenty. To one side is some hard-standing with water, drainage and electricity connections – perfect for a mobile home but also a good spot for potential development of an annexe.





























# INFORMATION

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## On The Doorstep

A small linear village in the heart of mid-Suffolk, Bedfield is a quiet and peaceful place, albeit one with an active community. Plenty of clubs thrive – tennis, cricket, gardening, art and football – as well as a weekly shop, post office and café at the community hall. There is a primary school in the village while Thomas Mills and Debenham secondary schools ('good' and 'outstanding' respectively) are nearby. Independent school Framlingham College is also a short distance away.

## How Far Is It To?

Charming Framlingham with its shops, pubs and castle is but a short drive away, while within 25 minutes' drive is Diss with supermarkets, theatre and trains which will get you to London in an hour and a half.

## Directions

From Diss head south on the B1077 towards Eye and head east on the Cranleigh Green road through to Redlingfield and turn left on to Woodlane Road. Follow to the junction of Southolt road and turn left. Take the next right on to Mill Road and follow down to Bedfield. Turn left on to Church lane and the house is immediately on your right.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [forge.motored.poetic](#)

## Services, District Council and Tenure

Electric Wifi Heating, Mains Water, Mains Drainage

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

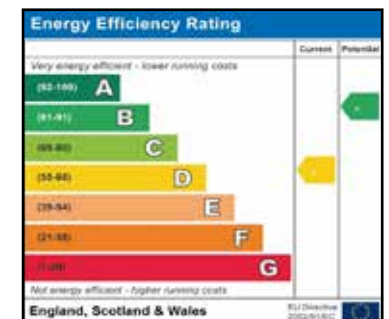
Mid Suffolk District Council - Tax Band F

Freehold



**TOTAL: 1987 sq. ft, 185 m2**  
**FLOOR 1: 1271 sq. ft, 118 m2, FLOOR 2: 716 sq. ft, 67 m2**  
**EXCLUDED AREAS: GARAGE: 222 sq. ft, 21 m2**

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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