



**Meadow House, 3 The Cedars
Offton, Suffolk**

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Meadow House, 3 The Cedars, Offton, Suffolk, IP8 4RB

Offton is a pretty, rural village offering a range of local amenities including public house, village hall and St Mary's Church. The neighbouring village of Somersham offers a primary school and community run shop providing groceries, newspapers and tea shop and a popular community public house. There are two excellent farm shops within 10 minutes' drive. Needham Market (5 miles) offers an array of shops and restaurants and the county town of Ipswich (8 miles) provides an excellent ranging of schooling, shopping, recreational and cultural facilities. The Rivers Deben and Stour for sailing and watersports are only 30 minutes' drive. There is convenient access to the A14/A12 for commuting and Stowmarket and Ipswich railway stations provide mainline links to London's Liverpool Street.

Nestled in a quiet semi-rural location on the fringe of Offton, this stunning Georgian-style detached family home offers both elegance and comfort. Positioned in a private turning of only five individual homes, the property boasts high ceilings, large sash-style windows and beautiful proportions throughout. The mature gardens, which wrap around the house and extend to approximately 0.7 acres, provide a picturesque backdrop.

An impressive Georgian style family home in a small private turning with generous mature gardens of approximately 0.7 acres and countryside views.

Upon entering, you are greeted by an impressive reception hall, complete with access to the staircase and cloakroom. This space sets the scene for the entire home and serves as an ideal spot to entertain guests, offering a true sense of arrival. The ground floor centres around this hall, featuring a spacious sitting room with a wood burner and two sets of French doors leading to the garden. This room is perfect for cosy evenings by the fire or for opening up to the garden in the warmer months, creating a seamless flow between indoor and outdoor living.

Adjacent to the sitting room is a versatile snug/study, ideal for a home office or a quiet retreat. The formal dining room, with its elegant ambiance, is perfect for hosting dinner parties or family gatherings. The heart of the home is the impressive kitchen/breakfast area located at the end of the hall. Designed with entertaining in mind, this space features high-end appliances, ample storage and a large central peninsula making it a chef's dream. The kitchen seamlessly connects to the adjacent dining room and the remarkable 19 by 15 ft garden room which beautifully merges indoor and outdoor living. The garden room provides a serene environment to relax and enjoy views of the surrounding countryside with large windows and French doors that flood the space with natural light.

On the first floor, a spacious landing leads to the generous master suite, which offers a triple aspect view of the garden and the countryside beyond. This suite is further enhanced by a contemporary en suite bathroom and an impressive dressing room. The master suite is a true sanctuary providing a peaceful retreat with its luxurious amenities and stunning views. There are four additional bedrooms each generously sized and filled with natural light. One of these bedrooms includes an en suite bathroom, making it perfect for guests or family members who desire extra privacy. The large luxury family bathroom includes a gorgeous feature bath, elegant fixtures and plenty of space for relaxation.

The exterior of the property is equally impressive with a gated, spacious block paved driveway offering ample parking and access to the triple garage. The substantial garden areas, mainly laid to lawn provide beautiful countryside views. A decking and patio area with raised flower borders and shrubs creates the perfect space for entertaining and relaxing, accessible from both the garden room and dining room. The gardens are a true highlight of this property offering a serene and private oasis with plenty of space for outdoor activities, gardening or simply enjoying the peaceful surroundings.

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The mature trees and well-maintained landscaping add to the charm and appeal of the garden, providing shade and a sense of tranquility. The property also benefits from a triple garage, offering ample storage and parking space. The garage is conveniently located at the end of the driveway, providing easy access to the house.

In total, the property spans approximately 0.7 acres, offering a perfect blend of luxurious living and countryside charm. The combination of elegant interiors, beautiful gardens and a prime location makes this Georgian style home a truly unique and desirable property.

ADDITIONAL INFORMATION:

- The property is fitted with solar panels to the rear, generating an annual income of around £2,000.
- A footpath runs along the far southern boundary of the property.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band G

EPC Rating: C

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

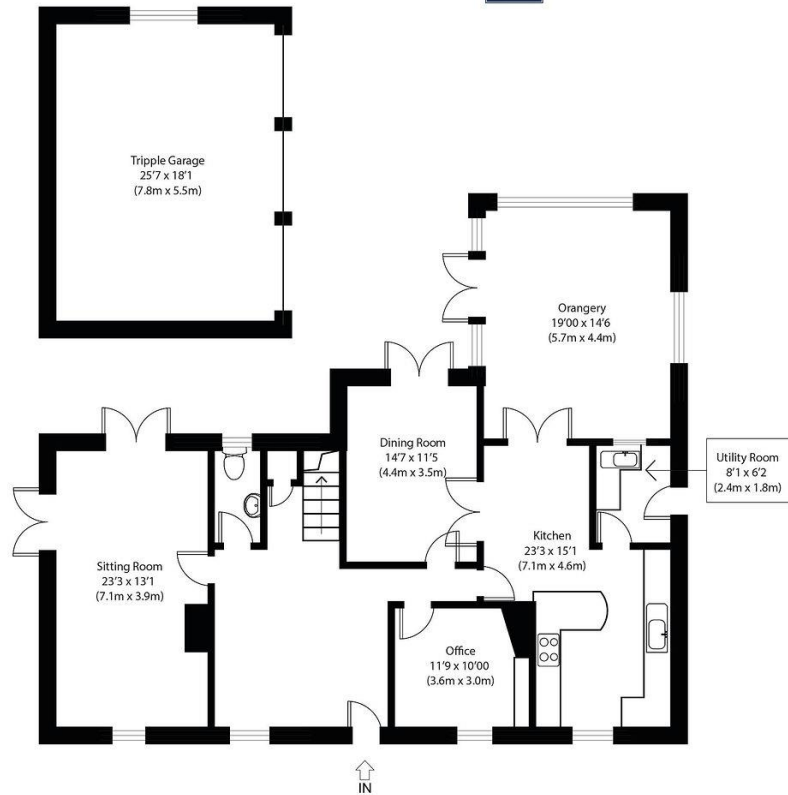


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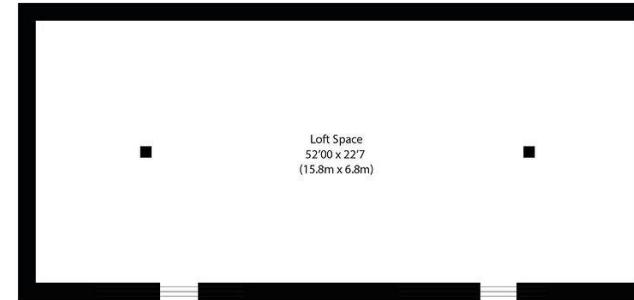
Approximate Gross Internal Area
Main House 4010 sq ft (Including Loft Space) (373 sq m)
Garage 465 sq ft (43 sq m)
Total 4475 sq ft (416 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photodisciproperty.co.uk

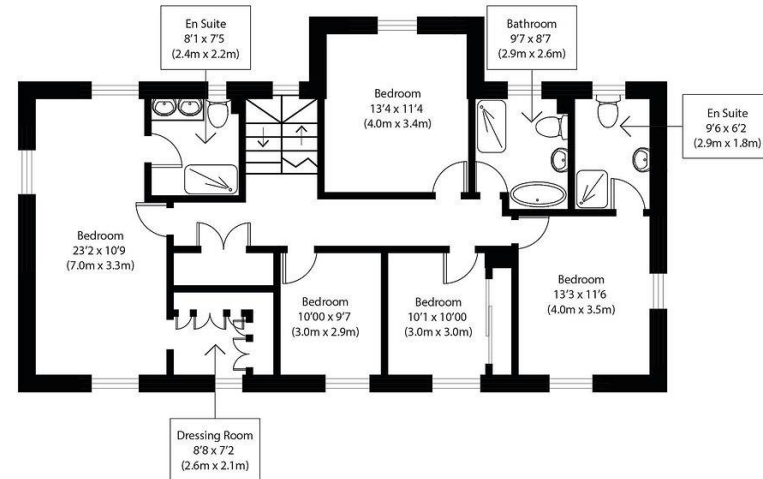
DAVID
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Ground Floor



Second Floor



First Floor





