



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

The village of Offton lies seven and a half miles northwest of Ipswich, five miles south of Needham Market and just over seven miles northeast of historic Hadleigh. It has a popular and thriving pub with plenty of regular events, a village hall and a Grade I listed parish church with its earliest parts dating back to the fourteenth century.

Sitting between Ipswich and Sudbury is the ancient market town of Hadleigh. It was awarded a market charter in 1252 and by 1275 had a grammar school, proof of its wealth and status. Like many towns in East Anglia, it derived much of its prosperity from the wool and cloth trade and today, the fine Guildhall and many listed buildings are proof of this wealth. There are 246 listed buildings in the town, four Grade I, twenty seven Grade II\* and the rest Grade II. The Grade I listed Deanery Tower is all that remains of a late fifteenth century palace. Hadleigh is a thriving and successful community with an annual agricultural show, regular farmers' markets, a busy community centre which organises year-round events, a number of sports clubs, a swimming pool and plenty of pubs, cafes, restaurants and shops. The River Brett curves around the town, spanned by an historic bridge. Transport links are good with the A14 within easy reach and the A12 running to the east of the town, up to Lowestoft in the north and south to Ipswich, Colchester, Chelmsford and London. The station at Needham Market eleven miles away connects to Cambridge and Ipswich, and thence to London Liverpool Street and Ipswich station, nine and a half miles away is within easy reach. The countryside around it to the west of Ipswich is characterised by gently undulating fields, thickets and coppices.





Standing in a simply unparalleled landscape of gently rolling open fields is this much improved and extended home, originally a pair of cottages built in the nineteenth century. The present owner bought it in 2005, charmed by its location on the edge of the village, its tranquillity and stunning views. Since moving in, she has improved it considerably, adding a kitchen extension, remodelling the first floor, extending the sitting room and remodelling downstairs, redecorating throughout, installing a new kitchen, adding a new window and door to the principal bedroom and putting in a glass balcony. All the light fittings are from Jim Lawrence in Hadleigh and the entire house has been improved and decorated to a very high standard. A bridge leads across the stream to the front of the house and there is room for several cars on the driveway, making this an ideal property for entertaining and socialising. The front porch has hooks for coats and room to stow shoes and leads into the magnificent light filled dual aspect living/dining area. With a double height door opening into the garden, a sleek contemporary wood burner and extremely generous proportions, this is the perfect place to relax, socialise, spend family time or simply sit with a book and a glass of wine and drink in the beautiful rural views. There is a useful cupboard under the stairs and this space has played host to many happy family Christmases, New Year celebrations, parties and afternoon teas. The owner has executed the remodelling with an eye to flow and space, and the ground floor, opening out into the garden, can comfortably accommodate a large number of guests without ever feeling overcrowded.

The kitchen is flooded with natural light pouring through the windows and door. With its on trend light beige cabinets, white quartz worktops, integrated double electric oven, induction hob, integrated dishwasher and fridge, island, porcelain floor tiles and floor to ceiling radiator, it is a smart, sleek and contemporary space, perfect for everyday meals, kitchen suppers and full on socialising. Next door is the useful utility room with plumbing for a washing machine and tumble dryer, heated chrome towel rail plus a freezer. There is a smart downstairs cloakroom, ideal for guests, a small hallway with cupboards and a study with a wood burner. Presently used as a home office, it would work equally well as a snug, particularly cosy in the winter.



Beautifully Appointed



*“The property has been designed with an eye to space and light whilst retaining it’s charm...”*



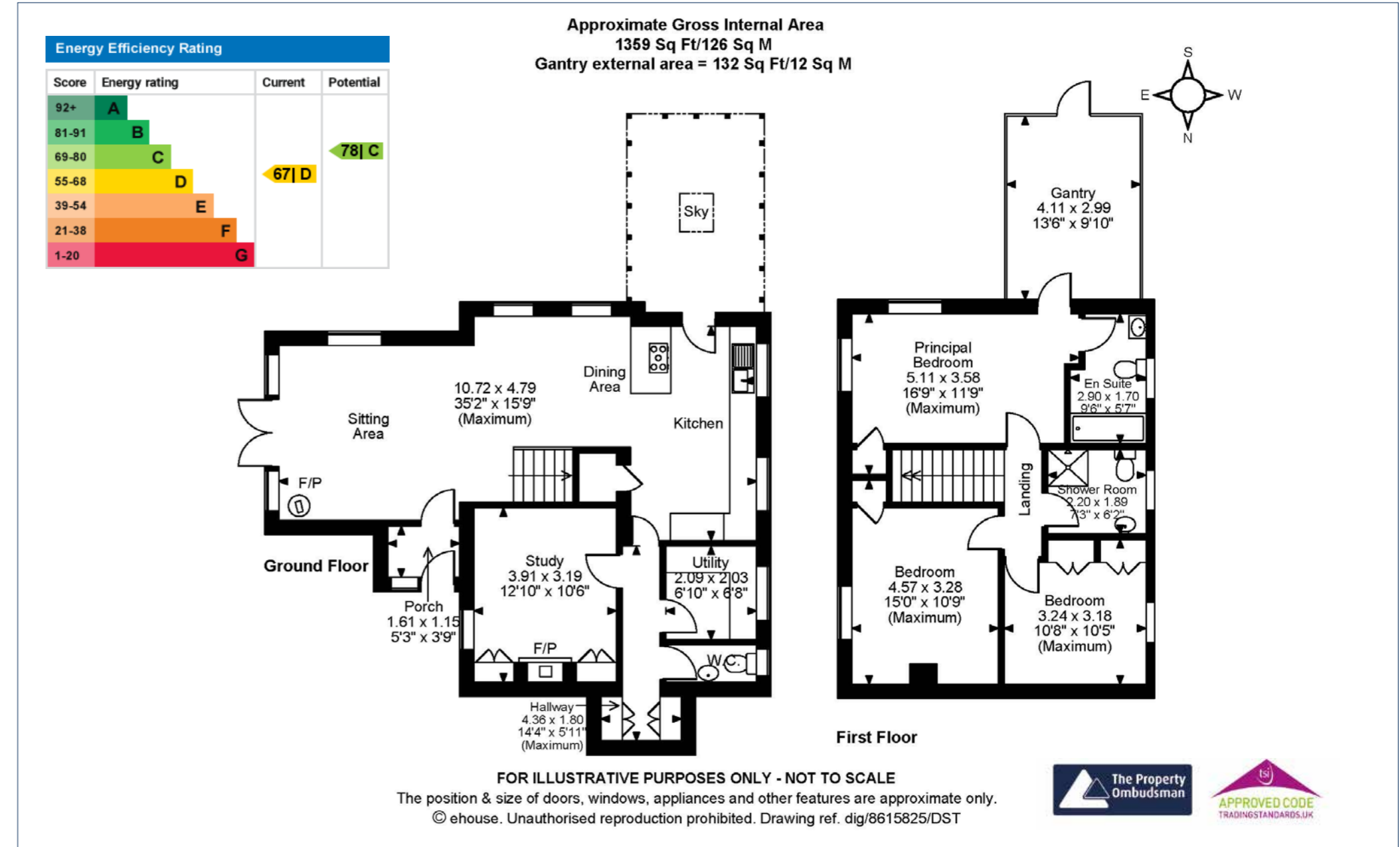
*Outstanding Views*

Really outstanding architecture plants a house in the place it should be, and this is certainly the case with this property. Nestling in a dip in the landscape, the views from the first floor are outstanding. The stunning dual aspect principal bedroom has a door leading out to the generous glass balcony from which the owner can survey her domain and drink in the peaceful countryside. Natural sunlight pours into the bedroom and the views from the bed over the valley are incredible. This room also benefits from an elegant and contemporary three piece en suite bathroom with bath and shower over. There are two further good sized double bedrooms upstairs, one with fitted wardrobes. The sleek, modern three piece family bathroom has a walk in shower and is decorated in a neutral palette.

## Delightful Grounds

Sitting on a plot of approximately three quarters of an acre, the grounds around the house are delightful. To the rear of the house is a smart sheltered terrace of Indian sandstone with a small, circular lawn and some wonderful planting done by a professional garden designer. Drifts of lavender and rosemary, fragrant roses and plenty of shrubs and bushes encircle this part of the garden, making it a wonderful place for al fresco dining. To the side is the paddock with a wildlife pond which attracts dragonflies and newts. The door from the balcony leads on to this part of the garden. In the field, apple and pear trees grow and bear fruit along with a twisted willow, tulip tree and mixed native hedging including wild plums, damsons and dog roses.

The pub in the village is a short walk away, the community pub in neighbouring Somersham has a good restaurant and fine dining can be had at the Bildeston Crown a ten minute drive away. Nearby Hadleigh has all the shops and amenities anyone could want and the house is encircled by unspoilt countryside with huge potential for country walks. With plenty of off street parking, absolutely delightful grounds and a spacious and immaculate interior, all in a charming village location, this much improved house must be seen to be fully appreciated.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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