



Greenacres
Hacheston | Woodbridge | Suffolk | IP13 0EX

 FINE & COUNTRY

COUNTRYSIDE LIVING WITH COASTAL CONNECTIONS



Set within approximately 0.7 acres (stms) of beautifully arranged grounds, this handsome, Edwardian 4-bedroom home not only has it all within the walls and grounds, but its proximity to the coast and local amenities makes it a popular proposition with families, retirees, or professionals looking for a slower pace of life without sacrificing convenience.



KEY FEATURES

- A Handsome Edwardian Detached Property
- Exceptional Character Features Throughout
- Four Double Bedrooms with Three En Suite Bathrooms
- Large Plot of Approximately 0.7 Acres (Stms)
- Scenic Views with Direct Access to The Surrounding Countryside
- Extended To Include a Ground Floor Bedroom Suite
- Outbuildings Offering Business Potential
- Double Garage and Parking for Multiple Vehicles
- A Short Ten-Minute Drive from The Train Links and Amenities of Woodbridge
- Over 2,200 Square Feet of Living Space

This residence is a home of both presence and provenance. Thoughtfully enhanced by the current custodians, the property has been significantly extended to create over 2,200 square feet of elegant, versatile accommodation, where many a family celebration has been enjoyed, with space for everyone to enjoy festivities and stay over too. With amenities and commuter links on your doorstep it's an easy place to live.

Step Inside

Beyond the entrance hallway, the home unfolds beautifully to the left, into a welcoming semi open-plan sitting room, centred around an elegant fireplace and seamlessly connecting to a substantial dining room/lounge. This wonderfully fluid space has been designed with versatility in mind, ideal for both intimate evenings in and larger gatherings with double doors opening directly onto the gardens, inviting natural light and effortless indoor-outdoor living. Christmas lunch is fabulous in this room, large enough to seat the whole family with great vistas to enjoy, A connecting door provides access to a ground floor bedroom, offering superb flexibility for guest accommodation, multi-generational living, or a perhaps refined home office suite. The light and airy, vaulted kitchen/breakfast room forms the sociable hub of the home, generously proportioned to accommodate a large dining table and perfect for bringing family and friends together. The huge AGA complimented by double fan oven ensures, when hosting family and friends, the chef can chat to guests and still juggle the cooking making the space practical yet sociable! Friends always gravitate to this space for a homely welcome, a cuppa and conversation. Complemented by a walk-in pantry and a well-appointed utility room with external access, ideal for discreet day-to-day practicality, the space balances warmth with functionality. A third reception room, currently used as an office, adds yet another dimension to the home's adaptable layout. Whether used as an elegant entertaining space, reimagined as a library, studio, playroom, or executive home office, it offers exceptional flexibility to suit evolving lifestyles and has a huge window to welcome in the morning sun, perfect for reading the morning papers.





KEY FEATURES

Opportunity Knocks

Within the grounds is a substantial and highly adaptable business suite comprising of one principal reception area, a kitchen and three private rooms. It is complimented by additional outbuildings and multiple kennels offering exceptional scope for a diverse range of opportunities, whether home-based enterprise, commercial office rental or converting to accommodation (subject to planning consents) for multi-generational living or holiday let.

Retreat and Rest

The property offers four beautifully proportioned double bedrooms, three of which enjoy the luxury of ensuite bath or shower facilities, creating an ideal arrangement for multi-generational living, long-term guests, or refined hosting. On the ground floor, a substantial principal bedroom suite provides a peaceful sanctuary, complete with a generous sleeping area, extensive fitted storage, and a well-appointed ensuite. Thoughtfully designed for comfort and convenience, it offers the ease of single-level living without compromise and has the benefit of being west facing so the soft evening light makes this a very special room. A second ground floor bedroom also benefits from its own ensuite accessible wet-room facilities and has double doors opening onto the sunny southern aspect. Bathed in natural light, this serene space lends itself beautifully to guest accommodation, a private morning retreat, an elegant home office, or even a boutique-style wellness room or gym. Upstairs, two further well-proportioned double bedrooms are connected by an impressive family bathroom, thoughtfully designed with Jack & Jill access to provide privacy and independence when required, an ideal arrangement for older children or visiting family. At its heart, a striking freestanding bath offers the perfect invitation to unwind in style after days spent exploring the surrounding coast and countryside.

Step Outside

A shared driveway leads to ample private parking and a double garage, with separate hard standing and access to the kennels area with secure exercise space, ensuring practicality matches this home's charm. The established outbuildings, which have supported a successful boarding kennels business for many years, remain in situ and present exciting potential for those seeking a home with income opportunity or space for enterprise (subject to any necessary consents). The setting is particularly special, enjoying scenic views across paddocks from the formal gardens, which are mainly laid to lawn and landscaped with mature trees peppering the grounds making it an easy to maintain space. The western aspect holds a wonderful pergola with Wisteria providing a splash of colour in Springtime - the perfect afternoon destination for socialising or a quiet supper enjoying the last of the sunshine.

































INFORMATION



On The Doorstep

Hacheston offers a church, a village hall and a garden centre with a café and well stocked farm shop, whilst nearby Framlingham, with its medieval Castle, and Woodbridge with its excellent rail links and amenities including boutique shopping, cosy pubs, galleries, maritime heritage, and riverside culture ensure day to day needs are provided for. For schooling, Hacheston offers a bus service to both Thomas Mills in Framlingham and Farlingaye High School in Woodbridge.

How Far Is It To...

This beautiful part of Suffolk, so close to the coast, offers a variety of attractions, including the world-renowned concert hall Snape Maltings, and Sutton Hoo, the atmospheric Saxon burial ground, along with medieval castles at both Framlingham and Orford. It's a wonderful place from which to make the most of everything this popular part of the world has to offer, from sailing to fishing, beach days in Southwold and Aldeburgh to countryside ambles.

Directions

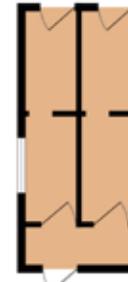
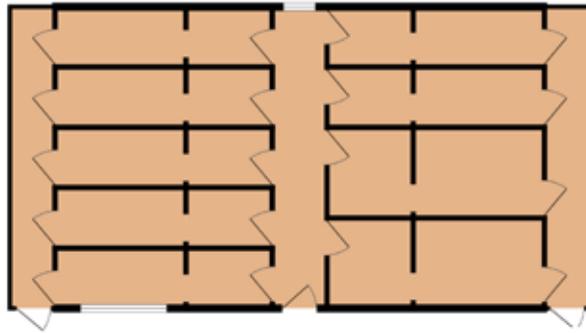
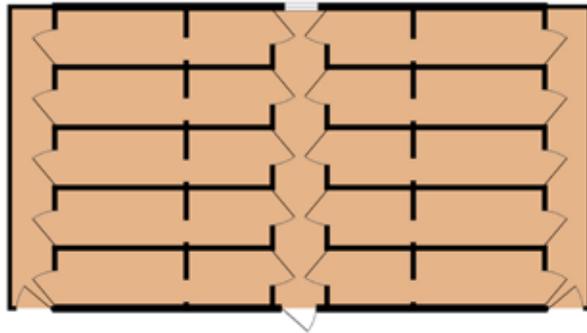
From Woodbridge head north on the A12 and take the turning onto the B1116 towards Hacheston. Go over the roundabout and take the first left on to Easton Road. The property is less than a minute up the road on the left.

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... What 3 Words Location [///thunder.cello.scored](http://thunder.cello.scored)

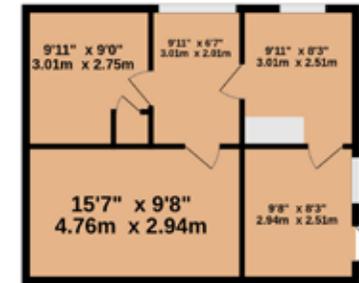
Services, District Council and Tenure

Oil Central Heating
Mains Electricity & Water
Drainage - Septic Tank
Broadband Available - please check www.openreach.com/fibre-checker.
Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check.
East Suffolk District Council - E - Freehold



KENNELS
905 sq.ft. (84.1 sq.m.) approx.

BUSINESS BLOCK
465 sq.ft. (43.2 sq.m.) approx.

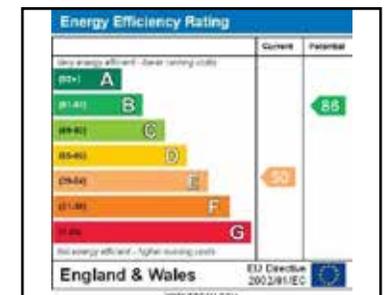
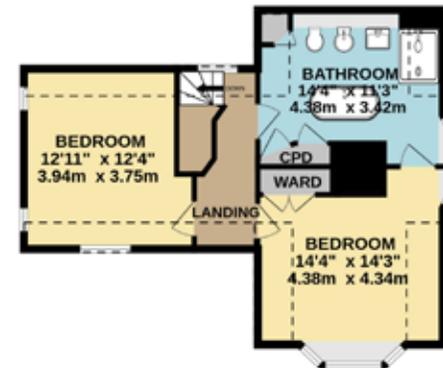


TOTAL FLOOR AREA (approx.)

Accommodation: 2282 sq.ft (212.0 sq.m) -
Garage/Outbuildings: 2336 sq.ft (217.0 sq.m)
Measurements are approximate.
Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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