



Sevenoaks, Butts Road, Playford, Ipswich, IP6 9DP

O.I.E.O £1,000,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this South facing magnificent family home located in the village of Playford which sits nicely between Ipswich & Woodbridge and has been updated and extended to a very high standard over the past 12 years by the current owners. The property is set on an elevated position with stunning views of Fynn Valley to the front and overlooking farm land to the rear. Sevenoaks is centrally positioned on the plot of 1.6 acres of mature gardens which includes 2 rhino green houses, timber built in bar and covered area, gaming room, shepherds hut, cart lodge for 3 cars + garage, barn for wood storage, off road parking for 20 cars, remote controlled gated entry, pond area, rose garden, orchard, vegetable patch and more. THIS PROPERTY MUST BE VIEWED.

ENTRANCE HALL

10' x 6' 4" (3.05m x 1.93m) Double glazed doors with side panels leading into entrance hall, polished tiled flooring, radiator, two door cloak & shoe cupboard, walk in storage cupboard, stairs to first floor, door to lounge and kitchen.

CLOAK ROOM

Low level WC, wash hand basin, radiator, tiled flooring, storage cupboard under stairs, double glazed window to rear aspect.

SITTING ROOM

19' 7" x 14' 3" (5.97m x 4.34m) Carpeted flooring, part panelled walls, 2 radiators, dual effect log burner servicing lounge & Orangery, double glazed window to rear aspect, opening with step down to sun room area.

SUN ROOM

17' 10" x 6' 4" (5.44m x 1.93m) Karndean flooring, slimline wall radiator, feature original brick wall, double glazed French doors with side panels out to covered veranda, doorway through to Orangery.

ORANGERY

20' 4" x 11' 9" (6.2m x 3.58m) Newly built last year (2024) Karndean flooring, lantern light double glazed windows to front side and rear aspects, double glazed single and double doors out to gardens, 2 radiators, log burner which services orangery and lounge.

KITCHEN/BREAKFAST ROOM

22' 9" x 12' 11" (6.93m x 3.94m) Modern fitted kitchen with matching eye level and base units with Quartz work tops matching island, Neff 5 ring induction hob with extractor over, double electric ovens, built in microwave (Neff) integrated fridge & freezer, integrated Neff dish washer, inset stainless steel sink & drainer, Quooker instant hot & cold, chilled & fizzy mixer tap, water softener, 2 slimline wall radiators, built in seating in bay breakfast area, tiled flooring, double glazed windows to front and rear, walk in pantry with double glazed window to rear, door to Snug room and door to utility room.

SNUG ROOM

17' 10" x 8' 11" (5.44m x 2.72m) Carpeted flooring double glazed windows to front & side aspect, built in storage cupboard, radiator.

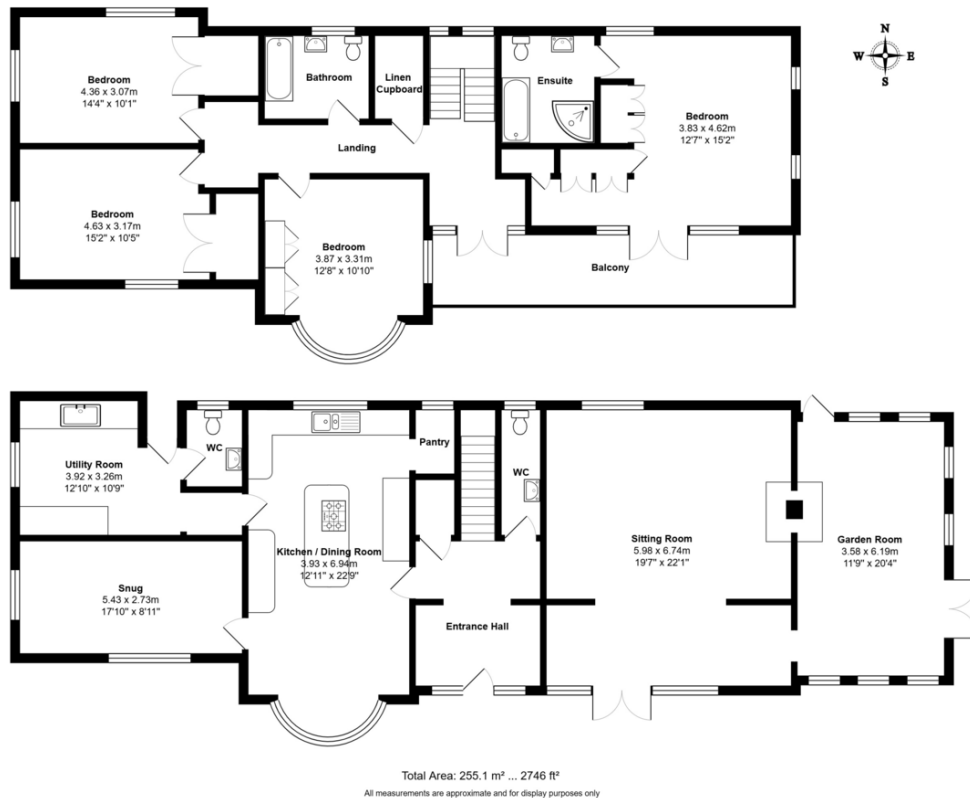
UTILITY ROOM

12' 10" x 10' 9" (3.91m x 3.28m) Icelandic natural tiled flooring, matching eye level & base units with quartz work top, plumbing for washing machine, space for tumble dryer, space for American fridge/freezer (plumbing connected) butler style inset sink with mixer tap, radiator, double glazed window to side aspect, double glazed door to rear aspect, part panelled walls, door into cloak room.

CLOAKROOM

Low level WC, wash hand basin, radiator, double glazed window to rear aspect, tiled flooring.





STAIRS

Carpeted stairs and landing, picture window to rear aspect on half landing with views of rear garden, loft hatch, double glazed doors out to south facing balcony, side hallway, walk in airing cupboard with pressurised water cylinder, doors to bedrooms.

BALCONY

South facing with stunning views over Fynn valley, a great area to relax and sun bathe.

MASTER BEDROOM

15' 2" x 12' 7" (4.62m x 3.84m) Carpeted flooring, built in wardrobes, double glazed windows to rear and side aspect, double glazed doors to balcony, door into en-suite.

EN-SUITE

9' 2" max x 7' 5" max (2.79m x 2.26m) Comprising low level WC, wash hand basin with storage cupboards under, bath and shower cubicle, ceramic tiled flooring, extractor fan, chrome heated towel rail, tiled flooring, double glazed window to rear aspect.

BEDROOM 2

12' 8" x 10' 10" (3.86m x 3.3m) Carpeted flooring, built in wardrobes, built in desk and window seat, fantastic views over Fynn valley, radiator, double glazed window to side aspect onto balcony.

BEDROOM 3

15' 2" x 10' 9" (4.62m x 3.28m) Carpeted flooring, double glazed dual aspect to side and front, radiator, views overlooking Fynn Valley.

BEDROOM 4

14' 4" x 10' 1" (4.37m x 3.07m) Carpeted flooring, dual aspect double glazed windows to side and rear aspect, radiator, built in wardrobes.

FAMILY BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m) Comprising low level WC, wash hand basin with cupboards under, bath with shower over off the mains, extractor fan, chrome heated towel rail, double glazed window to rear aspect, tiled flooring.

OUTSIDE

Driveway leading to remote controlled gates, brick retaining wall with raised flower border and willow fencing behind. Gravelled off road parking for 20 cars, cart lodge for 3 cars plus garage, mature well established flower and herb gardens, steps up to the property with veranda, further steps to side leading to fenced off pond area with surrounding lawn, enclosed chicken run, barn for wood storage, green house with cut flower gardens, fruit cage, Timber built bar with power lighting and Wi Fi, decking covered area, games room with power lighting and Wi Fi connected, rose garden, young orchard garden, pergola with access to rear lawn, raised deck with rear views over open farmland, gate and pathway through to further greenhouse and vegetable patch further pathway leading back to house entertaining area behind house, 2 brick built storage sheds behind property, under cover BBQ area, natural area from the top of garden leading down to Shepherd's hut with power & lighting connected, pathway leading back up to front lawn. Plot size approx 1.6 Acres.

SEPTIC TANK & OIL TANK

Septic tank is located behind the willow fencing, oil tank located to the rear of the property.

SERVICES

Mains water and electric are connected, septic tank for sewerage and oil fired central heating.

COUNCIL

East Suffolk Council
Council Tax Band (G) £3,391.40

NEAREST SCHOOLS

Bealings school & Kesgrave high school.

AGENT'S NOTES

One of the vendors is related to member of staff at Your Ipswich.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are

not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT’S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Phone- To check mobile phone coverage in the area go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Severnoks Butts Road Playford IPSWICH IP6 9DP	Energy rating D	Valid until: 11 June 2035
		Certificate number: 0964-2200-3605-6264-4404



**VIEWING STRICTLY BY APPOINTMENT
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