



EH

EXQUISITE
HOME

PERFECTLY PLACED

Mid Suffolk is a beautiful part of the county with lovely unspoilt countryside, rolling fields and pretty villages. Transport links are excellent here, with the A14 and the A134 running through the region and plenty of regular trains departing from Stowmarket and Needham Market into London Liverpool Street, opening up the area for commuters. Stowmarket station is on the main line between London and Norwich with regular fast trains running into London Liverpool Street and road links to London, Colchester, Chelmsford, Norwich and Bury St Edmunds. Dotted with pretty villages and ideal for those who love the outdoor life, this is a delightful part of the county.





The pretty village of Battisford in the Gipping Valley with its long, straight main road, community centre, village green and play area, Community Interest Company registered pub (the first of its kind in Suffolk) and Grade I listed parish church lies just over four miles south of Stowmarket, four miles southwest of Needham Market and twenty one miles east of historic Bury St Edmunds. In a delightfully peaceful spot, backing on to wide open fields is this handsome detached family home which has been extended and improved over the years.

It stands on the site of a former farmyard, evidence of which remains in the shape of a large nineteenth century barn with the original beams and trusses which has been repaired and weather-proofed by the current owners. The present owners bought the house, originally built in 1959 and extended in 1988, in 2015, attracted by its central position on a generous plot, good sized but manageable garden and spacious outbuildings. Since moving in, they have improved it considerably, putting in new windows, adding several skylights, renewing all the internal doors with light oak ones, replacing most of the skirting boards with light oak, renovating the staircase with glass and light oak and redecorating throughout. A path approaches the house from the front, there is a wraparound lawn, plenty of parking space and intelligent and attractive planting of trees, perennials, bushes and shrubs. A sunny seating area at the front is charming on warm days, fragrant roses bloom amongst the shrubs, many of the bushes are shaped by topiary and there are apples, pears, greengage and plum trees in the garden which is mainly laid to lawn.

A pair of double doors open into the entrance porch which has a built in shoe cupboard. It opens into the hallway which also has a cupboard with shelves and hanging space. To the right is the attractive dual aspect living room with a wood burner in the fireplace. The owners use it on a daily basis as their main family space and in winter, the wood burner heats the entire house. The L-shaped kitchen/dining area is spacious and inviting with an electric hob, integrated double electric oven and integrated dishwasher. The dining area has played host to up to ten diners at family Christmas and New Year events and the house is ideally designed for socialising. Next door is a handy utility room with a second sink and plumbing for a washing machine and tumble dryer. There is also a useful downstairs cloakroom. Leading off the back of the entrance hallway is the sleek and contemporary four piece family bathroom with its eye catching turquoise tiles, walk in shower, freestanding bath with shower over, heated towel rail and electric towel heater. At the front of the house is the dual aspect snug, used as a quiet room for reading and relaxing. It would make an ideal home office or children's playroom if desired. The ground floor accommodation is completed by the accessible double bedroom with feature wallpaper and lovely views over the garden.



Filled With Light



“...the attractive dual aspect living room with a cosy wood burner in the fireplace...”



Light and Space...

The staircase with its light oak and glass balustrade rises to the generous first floor landing illuminated with natural light streaming through the two skylights. It also has eaves storage. The principal suite is airy and spacious with a good sized double bedroom benefiting from a dressing room and a smart en suite shower room. The second bedroom, also dual aspect, with two skylights, a built in wardrobe and an en suite shower room is the perfect guest suite. The third bedroom, a small double, would make the ideal home office, nursery or child's bedroom.

OUTSIDE

The house sits within a generous plot of just over half an acre. The large and pretty garden wraps around the house and is bordered by open countryside. There are plenty of sunny seating areas and it is secluded and not overlooked by the neighbours. In addition to the large barn, there is a further brick built outbuilding which is currently used as a garage, garden room and oil storage. In the past, planning permission was secured on it to convert it to an annexe and it may well be possible to apply for this again if desired.

Nearby Stowmarket has schools, shops, pubs, cafes, restaurants and leisure activities and Coomb Ford, just half a mile closer, has a Co-op, shop, fish and chip restaurant and charity shop. Bury St Edmunds with its ruined Abbey gardens, historic Cathedral and many beautiful medieval buildings, shops, pubs and events is an easy drive away. Situated in a rural spot with lovely views, generous off street parking, a manageable garden with fantastic outbuildings and a versatile interior, this much improved family home has so much to offer.



Approximate Gross Internal Area
Main House = 1958 Sq Ft/182 Sq M
Garage = 238 Sq Ft/22 Sq M
Outbuilding = 1257 Sq Ft/117 Sq M
Total = 3453 Sq Ft/321 Sq M
 Quoted Area Excludes 'External C/B'

Ground Floor

First Floor

Barn
11.08 x 7.81
(Maximum)

Garage
5.07 x 4.36

Garden Area
7.31 x 5.07

Oil Room
5.07 x 2.48

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	77 C
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8609248/RIB

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.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk