



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

Tucked away on a quiet development surrounded by beautiful open countryside, this immaculate family home sits in the sought-after village of Elmsett. With a driveway, a pretty south-facing garden, four bedrooms, two bathrooms, and three reception rooms, it offers a bright and flexible layout in a peaceful rural setting.





### *A Picture-Perfect Home in the Heart of Elmsett...*

Nestled within a peaceful development and surrounded by stunning open countryside, this delightfully welcoming and immaculate family home lies in the pretty and well-connected village of Elmsett. The phrase "picture perfect" is often over-used, but in this case, it exactly describes this much loved house. With a neat gravelled frontage, off-street parking, and an integrated double garage, this home is as practical as it is beautiful, ideal for family life and effortless entertaining.

An attractive oak, brick, and tiled open porch frames the solid oak front door, which opens into a light-filled entrance hall with warm wooden flooring and space beneath the stairs for a reading nook or console table. Decorated with great taste and care, the interior flows naturally and exudes a calm, elegant feel.

To the right, the charming kitchen/breakfast room features pale cabinetry, soft-close drawers, black granite worktops, oak floorboards, and integrated appliances. There's ample space for both dining and relaxed seating, with double doors opening directly onto the sunny patio, blending indoor and outdoor living beautifully. A cosy dining room offers space for more formal gatherings, and a handy cloakroom and smart utility with second sink and laundry facilities add to the home's practical appeal. The triple-aspect living room is a warm and inviting space, with a wooden floor, red feature wall, brick fireplace with oak bressumer beam and log burner, and doors that open out to the garden.





*“With double doors opening directly onto the sunny patio, blending indoor and outdoor living beautifully...”*



### *Elegant Bedrooms & Far-Reaching Views...*

Upstairs, the landing leads to four beautifully presented double bedrooms, each enjoying charming dormer windows and delightful views over the surrounding countryside. The dual-aspect principal bedroom includes a stylish en suite bathroom, complete with side-tapped bath, chrome towel rail, and a striking marble countertop basin. The family bathroom, equally well-appointed, features a bath with shower and complements the calm, refined aesthetic of the home. The fully boarded loft can be accessed from this floor and gives options for either storage or to increase accommodation, subject to any necessary permissions.

# LOCATION

The south-facing rear garden is a true delight, private, peaceful, and bursting with character. A circular lawn is bordered by gravel and mature planting, while the patio catches the sun throughout the day, making it perfect for relaxing or outdoor dining. Painted fencing in soft duck egg blue, climbing trellises, and fragrant blooms like roses, honeysuckle or clematis add to the garden's storybook charm.

Elmsett is one of Suffolk's best-kept secrets—a picturesque and friendly village nestled in gently undulating countryside, just a short drive from the market town of Hadleigh and the county town of Ipswich. Surrounded by fields, meadows, and quiet country lanes, it offers a peaceful rural lifestyle while remaining exceptionally well-connected.

The village has a strong and welcoming community, supported by a range of local amenities that make everyday life easy and enjoyable. There's a well-regarded primary school, a lively village hall that hosts a variety of events and activities throughout the year, and a local pub, The Elmsett White Horse, which is a social hub for residents. Families benefit from a nursery, and there's also a recreation ground with a children's playground—a popular spot for outdoor fun and community sports. Elmsett is also home to the beautiful St Peter's Church, a Grade I listed parish church with parts dating back to the 14th century, and a Methodist chapel, reflecting the village's rich sense of heritage and tradition.

Despite its rural charm, Elmsett offers excellent transport links. The A12 and A14 are within easy reach, providing direct routes to Bury St Edmunds, Colchester, Chelmsford, and London. Ipswich railway station, just eight miles away, offers direct trains to London Liverpool Street, making it a convenient base for commuters or those needing to travel further afield.



## KEY INFORMATION

### LOCAL SCHOOLS:

- Elmsett Church of England VC Primary School, 0.61 Miles, Rated Good.
- Whatfield Church of England Primary School, 1.68 Miles, Rated Good.
- Beaumont Community Primary School, Hadleigh, 2.29 Miles. Rated Good
- St Mary's Church of England Primary School, Hadleigh, 2.69 Miles. Rated Good.
- Hadleigh High School, 2.76 Miles, Rated Good.

### LOCAL AUTHORITY:

Babergh District Council  
Council Tax Band D

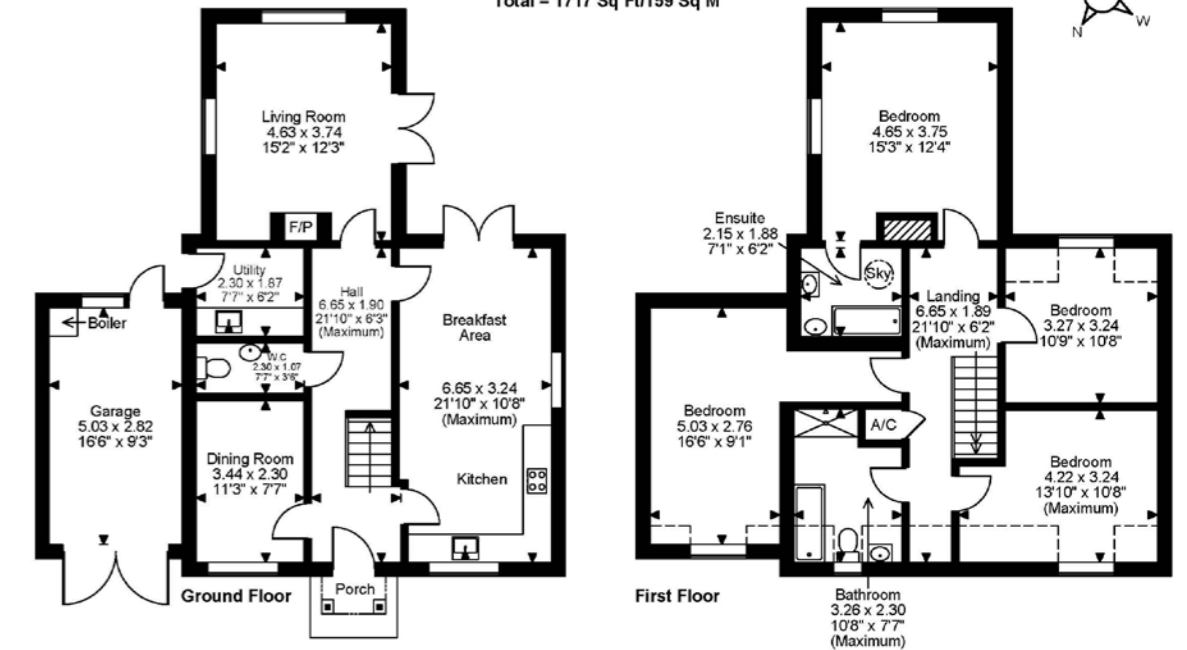
### TENURE:

Freehold

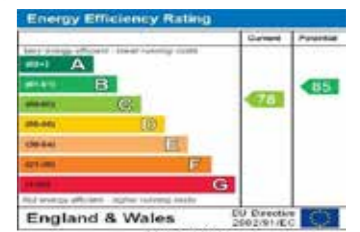
### SERVICES:

Heating Types Gas Central Heating  
Electricity Mains  
Water Mains  
Sewerage Mains  
Internet Speed: 30 Mbps Download. 8 mbps Upload.  
Current provider BT

Approximate Gross Internal Area  
Main House = 1564 Sq Ft/145 Sq M  
Garage = 153 Sq Ft/14 Sq M  
Total = 1717 Sq Ft/159 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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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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