

EH

EXQUISITE  
HOME



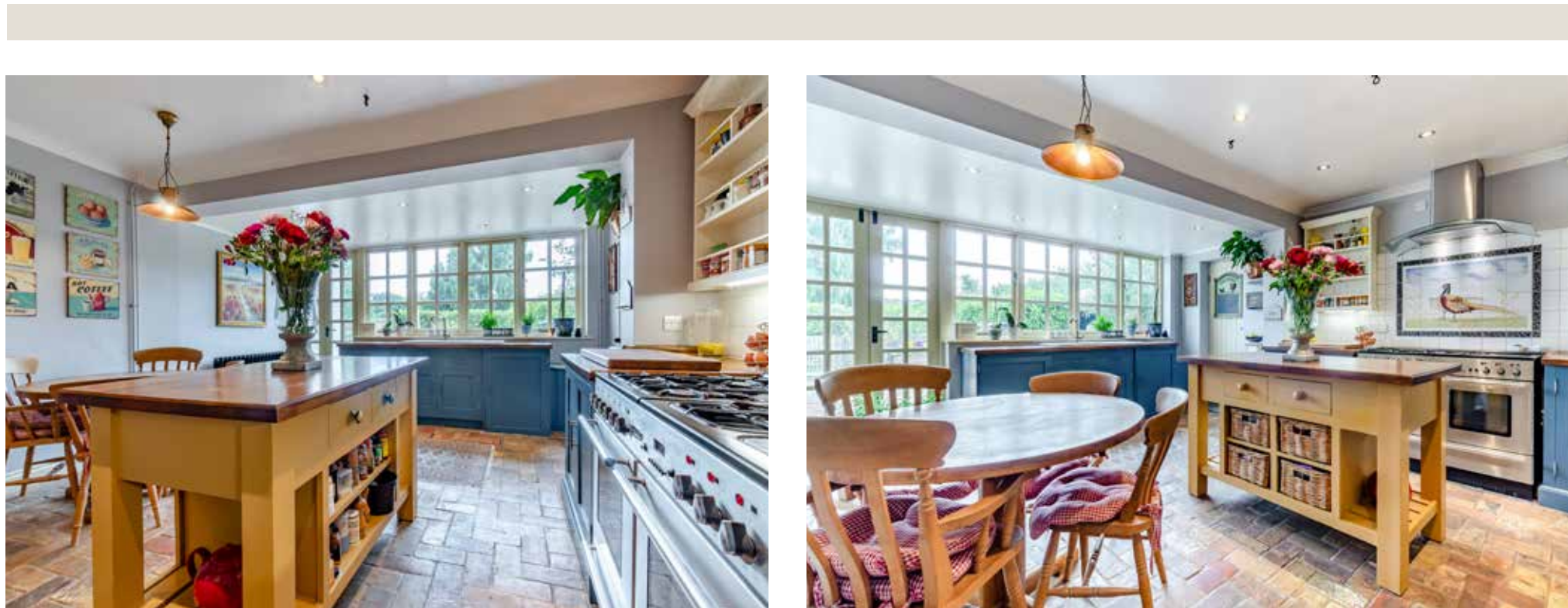
## GRACEFUL COUNTRY LIVING

Surrounded by panoramic views of rolling fields and open pastures, this exquisite double-fronted detached home in the heart of Great Bricett is a truly rare find. Built in 1850 and occupying a generous one-acre plot, the property beautifully combines period charm with contemporary comforts, offering a lifestyle of warmth, character, and elegance.









### *A Home Surrounded by Nature..*

This delightful home stands proudly on its plot, having been carefully maintained and improved to a high standard. The front door opens into a welcoming reception hall adorned with tongue and groove woodwork and classic wallpaper. To the right lies a cosy snug, painted in an elegant deep grey and featuring a fireplace with original Victorian tiles, an open fire, and bespoke built-in cabinetry on either side. It is an ideal winter sitting room or an overflow reception space for entertaining. To the left is the characterful dining room, where original wooden floorboards and a period fireplace create a warm and inviting atmosphere, with ample space for a large table and chairs. A door leads from here into the garden room, a wonderfully light-filled space with double doors that open onto the garden and underfloor heating that makes it a joy to use all year round.

Leading off the main hallway is a cloakroom that defies expectations. Far from a simple utilitarian space, it reflects the style and character of the rest of the home, complete with a decorative (though non-working) fireplace, tasteful wallpaper and generous proportions. At the rear of the hall is the stunning triple-aspect sitting room. This expansive space features a central exposed brick chimney breast with an open fire and oak bressumer beam, flanked by two sets of double doors that open out to the garden. The natural light that floods this room enhances its sense of space and comfort, making it the perfect family gathering place, equally suited to festive celebrations or quiet evenings. A useful back porch, with seating and ample storage for coats and boots, leads directly off this room. The kitchen and breakfast room sit at the heart of the home, thoughtfully laid out with an original brick floor, solid wood worktops, and blue cabinetry. With double doors opening onto the garden and several integrated appliances, this is a cook's dream and an ideal space for informal family meals. Adjacent is a large and practical utility room, complete with a second sink, plumbing for laundry appliances, and plenty of built-in Shaker-style storage.



*“The kitchen/breakfast room features an original brick floor, painted blue cabinetry, solid wood worktops, and integrated appliances...”*









*“An exposed brick chimney breast with an open fire and handsome oak bressumer beam anchors the room, with double doors on both sides creating a seamless connection to the garden...”*









### *Boutique-Style Bedrooms...*

Upstairs, the sense of style continues with four bedrooms and a luxurious family bathroom radiating from a spacious landing. The principal bedroom suite offers boutique-style living, with triple-aspect windows allowing in abundant natural light and a private balcony overlooking the rear garden. A striking exposed brick chimney breast with open fireplace adds a touch of indulgence rarely found in modern homes. The suite includes a fully fitted dressing room and a stunning en suite shower room, complete with walk-in shower, chrome towel radiator, generous storage and stylish twin countertop basins. The second bedroom also benefits from its own sleek and contemporary en suite shower room with glossy white subway tiles and high-end fittings. The third bedroom retains its original black wrought iron fireplace, while the fourth offers flexibility as a home office, hobby room or nursery. The four piece family bathroom has a delightfully decadent feel with its large claw footed freestanding bath, walk in shower, chandelier and spacious proportions. If ever there was a room in which one could luxuriate in a deep, candlelit bubble bath while sipping champagne, this is it.









### *Panoramic Views and Peaceful Surroundings in Mid Suffolk...*

Outside, the garden has been carefully landscaped to offer a range of spaces for relaxing and entertaining. A gravelled driveway leads to a traditional cart lodge with space for two cars. Above is a spacious games room with eaves storage, accessed via an external staircase. The main garden is mostly laid to lawn and framed by mature trees, with plenty of space for play equipment. A paved seating area sits beneath a pergola—ideal for training honeysuckle, clematis or fragrant roses—while a generous patio outside the garden room includes a brick-built covered outdoor kitchen with oak worktops and an integrated barbecue. Nearby, decking overlooks a large pond, creating a picturesque setting for alfresco dining or a peaceful glass of wine at sunset. The garden offers a rich blend of colour, texture, scent and sound, all carefully designed to encourage outdoor living and enjoyment of the natural surroundings.









# LOCATION

Mid Suffolk is a particularly picturesque part of the county, with its unspoilt countryside, mature woodlands, quiet copses, and a scattering of pretty villages that seem untouched by time. This tranquil rural setting offers a rare sense of peace and space, where country lanes wind past open fields and historic churches, and where the changing seasons are felt in full. The landscape is perfect for those who enjoy walking, cycling, or simply immersing themselves in nature, with an abundance of footpaths, bridleways and nature reserves nearby. Despite its rural charm, the area is exceptionally well connected. Transport links are excellent, making it especially appealing to commuters and families. The A14 and A134 provide swift access to Bury St Edmunds, Cambridge and the Suffolk coast, while regular train services from Stowmarket and Needham Market offer direct journeys into London Liverpool Street, making a daily commute or weekend trip to the capital entirely feasible.

The village of Great Bricett lies just five miles from Needham Market, seven miles from the historic market town of Hadleigh, and thirteen miles from Ipswich, the county town of Suffolk. Surrounded by open farmland and gently rolling countryside, Great Bricett has a friendly and welcoming atmosphere. Its proximity to the B1078 and A14 places it within easy reach of shops, schools, restaurants and other amenities, while allowing it to retain a deep sense of rural seclusion and calm. Nearby villages and towns offer a mix of independent shops, farm stores, cosy pubs, and highly regarded schools, both state and independent. Hadleigh, in particular, is known for its vibrant community and attractive high street lined with timber-framed buildings, while Stowmarket and Ipswich provide a broader range of services, cultural attractions, and excellent leisure facilities.

This part of Suffolk offers an ideal blend of rural beauty, convenience and community making it a truly special place to call home.

## KEY INFORMATION:

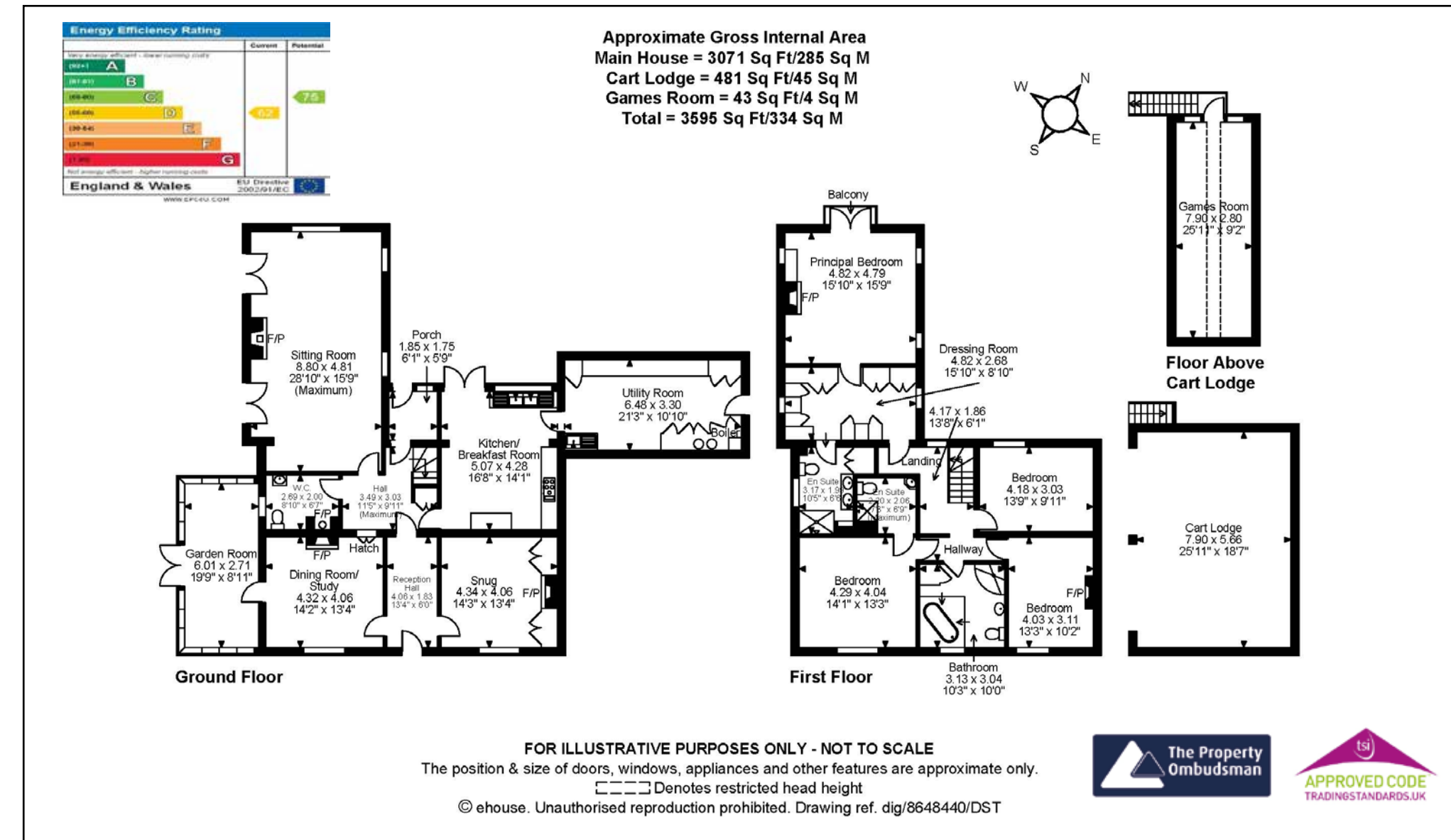
### LOCAL SCHOOLS:

- Ringshall School approximately 2 miles from Great Bricett. It received a 'Good' rating from Ofsted in its latest inspection.
- Elmsett Church of England VC Primary School approximately 4 miles away in Elmsett. Ofsted rated it as 'Good' in its most recent inspection.
- Bosmere Community Primary School approximately 5 miles from Great Bricett. It has been rated 'Good' by Ofsted.
- Hadleigh High School approximately 7 miles from Great Bricett. The school has maintained a 'Good' rating from Ofsted.
- Old Buckenham Hall approximately 3.9 miles away is a highly regarded independent preparatory school.
- Finborough School approximately 13 miles away offers a through-school education from nursery to sixth form.
- Ipswich High School in Woolverstone approximately 13 miles away (the property is on the coach route) and is a prestigious co-educational day school.

Tenure: Freehold  
Heating Type: Oil Central Heating  
Electricity: Mains  
Water: Mains  
Sewerage: Septic Tank

### LOCAL AUTHORITY:

Mid Suffolk District Council  
Council Tax Band F



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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.





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