



# THE FOLLY

Chattisham | Suffolk



Chapman Stickels





## Chapman Stickels

A SECLUDED SMALL SCALE EQUESTRIAN PROPERTY SET IN ABOUT FOUR ACRES  
OF FABULOUS GROUNDS AND GARDENS

- Storm porch • Entrance hall • Utility room • Cloak room • Kitchen / breakfast room •
- Living room • Dining room • Sitting room • Landing • Four bedrooms (with one ensuite) •
  - Detached cart lodge garage • Detached triple bay garage with workshop •
- Range of stables with hay store / tack room • Formal gardens • Grazing paddocks •
  - In all, about 4 acres •

Ipswich – 7 miles / Hadleigh – 5 miles / Copdock Interchange / A12/A14 – 5 miles





**The Property**

Located in the rural parish of Chattisham, The Folly is discreetly positioned along a minor 'no through road' country lane, where its secluded position has much appeal. Set well back in about four acres, the detached family house was built in the 1950's, although it has been significantly improved and modernised by the current owners.

The house comprises a welcoming entrance hall with oak flooring extending into the kitchen / breakfast room, which is fitted with granite work surfaces, numerous units and a Rangemaster cooker. A twin sided fireplace with wood burner is shared with the adjacent living room, providing further oak flooring. Two further reception rooms are to the rear, which consists of a formal dining room with limestone tiled floor. The end, triple aspect sitting room provides an abundance of natural light, with additional oak flooring and a central fireplace housing a further wood burner.

The first floor provides a magnificent main bedroom suite to the rear, which provides triple aspect views over the gardens and grounds. The remaining three bedrooms are set around a spacious landing and are all served by a family shower room.

The property is accessed via an 'in and out' driveway with a central detached cart lodge garage with 12 solar panels set on the southern side of the roof. The driveway extends to the southern boundary, which defines the more formal rear garden and the main grounds which extends to the west. An area of further parking is adjacent to a detached triple garage, with an integral workshop area. Covering some 1,000 sq.ft, this building could easily be converted into an annex, which would cater well for a dependent relative.

To the opposite of the property is a further parking area with a timber frame and clad 5-bay stable block, with a hay store / tack room set on a concrete pad, which is defined by post and rail fencing. The fencing divides the core of the grounds into four level grazing paddocks which is ideal for small scale equestrian use. Offering complete privacy, the property is mostly surrounded by countryside, and the boundaries are clearly defined by established field hedges and trees of mainly oak.

**Location**

Set on the periphery of the village, Chattisham is a rural Suffolk village which is associated with the larger village of Hintlesham approximately 4 miles from Hadleigh, providing good access to the A12 and the town of Ipswich, which is some 5 miles to the east. Hintlesham is home to the prestigious Hintlesham Hall and Golf Club but also has a pub, café, and Primary School as well as a Community Centre which holds numerous classes, dances, and events.

**Services**

Mains water and electricity are connected. Private drainage. Oil-fired heating.

**EPC Rating**

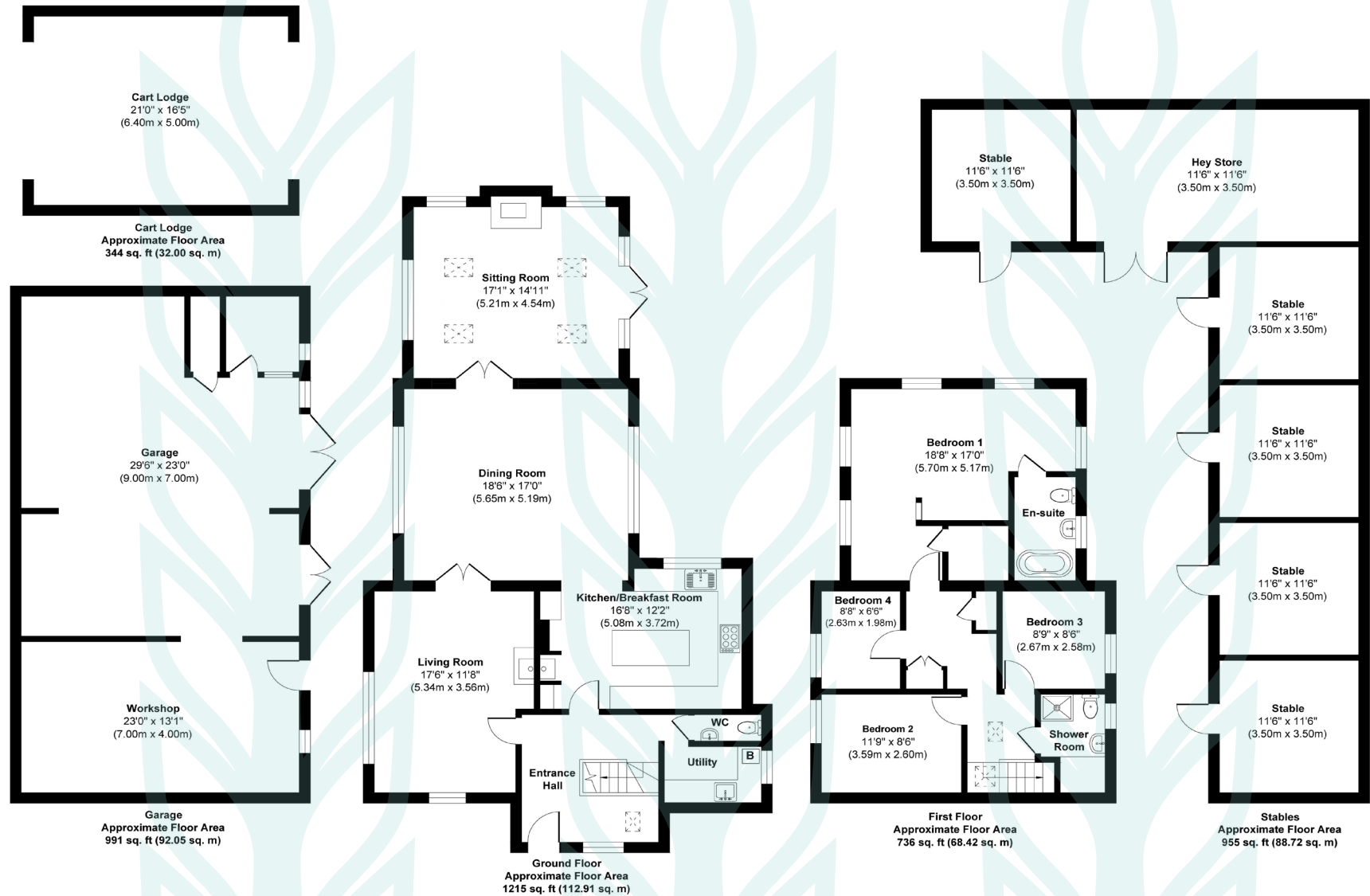
Current D (67). Potential B (87).

**Local Authority and Council Tax Band**  
Babergh with Mid Suffolk District Council  
Band D





# The Folly, Chattisham, Suffolk IP8 3QQ



**Approx. Gross Internal Floor Area 1951 sq. ft / 181.33 sq. m.**  
**Approx. Gross Internal Garage Area 991 sq. ft / 92.05 sq. m.**  
**Approx. Gross Internal Stables Area 955 sq. ft / 88.72 sq. m.**  
**Approx. Gross Internal Cart Lodge Area 344 sq. ft / 32.00 sq. m.**  
**Approx. Gross Internal Total Area 4241 sq. ft / 394.10 sq. m.**  
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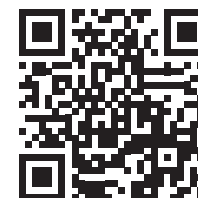
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