



BUSH FARM

Flowton

|

Suffolk



Chapman Stickels





Chapman Stickels

A UNIQUE RURAL PROPERTY OFFERING SOME 2,850SQ.FT OF VERSATILE FAMILY ACCOMMODATION TOGETHER WITH EXTENSIVE PRIVATE GARDENS WHICH ADJOINS COUNTRYSIDE

- Entrance hall & inner hall • Study / snug • Sitting room • Utility / kitchen •
- Ground floor double bedroom • Bathroom • Landing •
- Three further double bedrooms (with one ensuite) • Single bedroom • Family bathroom •
- Vestibule • Further utility room • Shower room • Kitchen / breakfast room • Dining room •
- Family room • Attached double garage • Extensive parking areas •
- Private west facing gardens • In all, 0.75 acres •

Ipswich - 6 miles (London's Liverpool Street Station 70 mins)

Hadleigh - 6 miles

A14/A12 Interchange - 6 miles





The Property
Occupying a secluded rural setting which has much appeal, Bush Farm is principally a detached family house which was built in the 1930's.

Such inter-war houses are seldomly found in rural Suffolk, and adding to the property's individual characteristics is a substantial addition to the south. This single storey extension is chiefly linked to the main house via a part-glazed front corridor – which is also single storey.

The addition (built by the current owners in 2010) is essentially self-contained, and therefore provides an ideal opportunity for multi-generational occupancy. The open plan layout also caters for modern family living, which comprises a spacious kitchen / breakfast room with two adjoining reception rooms. If desired, the attached double garage also provides straightforward conversion into further reception space and / or an additional bedroom.

The main house also provides flexible accommodation which currently consists of two reception rooms, with a central utility / kitchen area, and a ground floor double bedroom and bathroom. Via a central landing, the first floor provides three additional double bedrooms with one ensuite shower room, a single bedroom and a family bathroom.

Accessed from a minor country lane (Flowton Road) the front part (east) provides extensive off-road parking areas via two independent driveways – which further assists Bush Farm's ideal use for practical cohabitation.

Tapering off to the far western boundary, the completely private rear gardens are well-maintained, which are clearly defined by established hedges and trees. The gardens form distinct areas, consisting of rear terraces, lawns, herbaceous borders, raised planters and an orchard which forms the far western part.

Outbuildings include a coach lodge, wood store / shed and three greenhouses.

Due to the property's elevated setting, far-reaching views are enjoyed to the south, towards Hintlesham and Hadleigh.

In all, the property covers about 0.75 acres.

Services

Mains water and electricity are connected. Oil-fired heating via modern bunded oil tank. Under floor heating to the extension. Modern private drainage system. Full Fibre Broadband – download 1,600 Mbps, upload 115 Mbps





Bush Farm, Flowton, IP8 4LN

Approximate Floor Area

Main House - 2847 sq. ft / 264.53 sq. m

Garage - 249 sq. ft / 23.10 sq. m

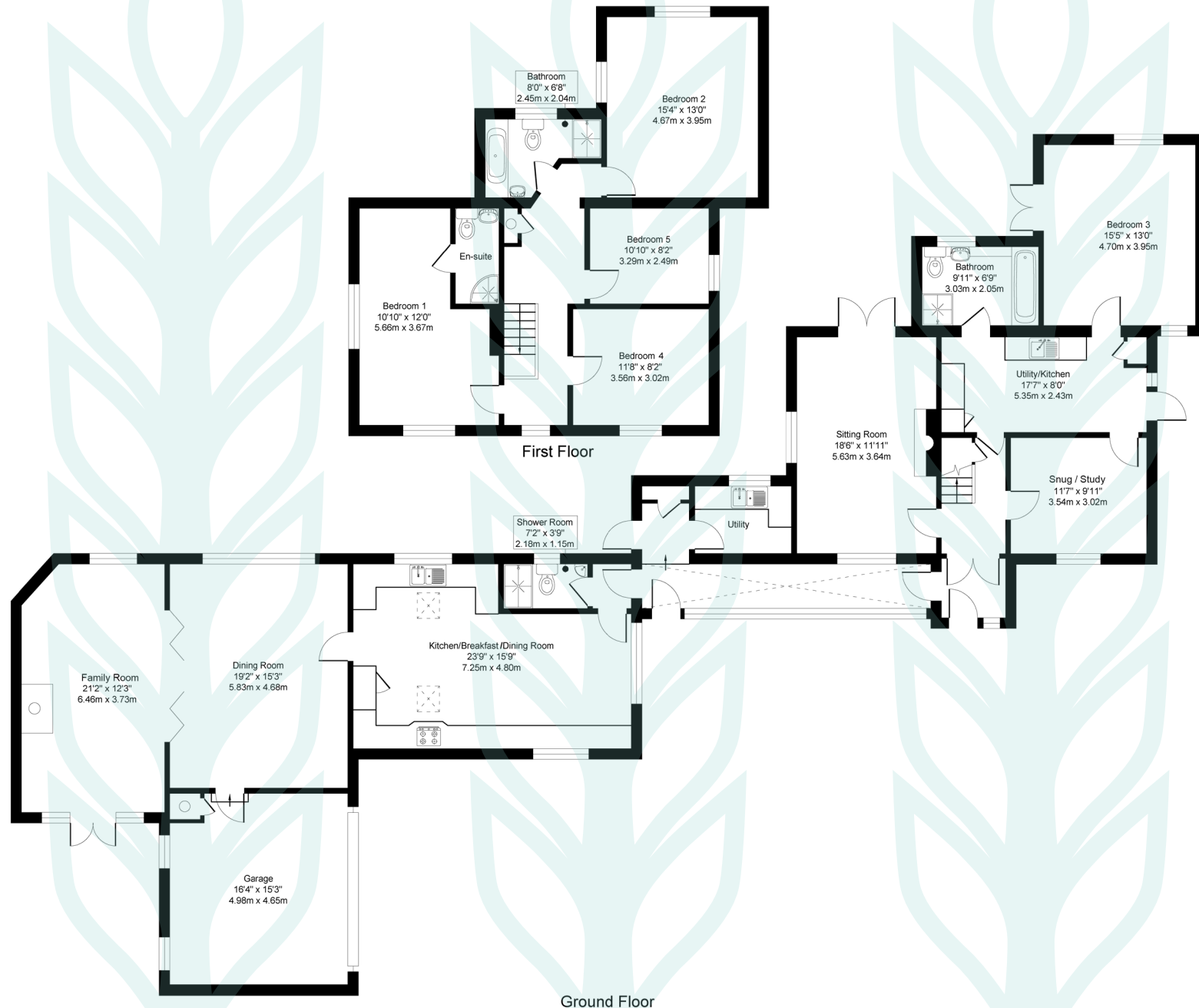
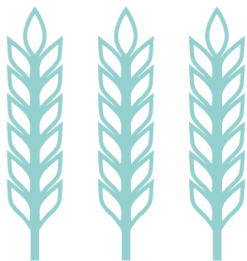


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Location
The quaint rural village of Flowton, with its picturesque church, enjoys a delightfully tucked away setting and is reached by a network of small country lanes. The neighbouring village of Somersham provides a community shop, public house and a primary school. There are also five major supermarkets within 5 miles of Bush Farm.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band E (2025/26)

EPC Rating
Current E (51), Potential D (65)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



rightmove

onTheMarket.com

PrimeLocation.com

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