



Meadow View | Brettenham Road | Buxhall | IP14 3EA

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TOWN & VILLAGE
PROPERTIES

Meadow View, Brettenham Road, Buxhall, Suffolk, IP14 3EA

“A stylish & immaculately presented five bedroom detached executive residence, offering elevated countryside views, spacious free-flowing living accommodation, proportionate private grounds & extensive off-road parking.”

Description

A striking, stylish and immaculately presented five bedroom detached executive residence, standing in an enviable elevated position with delightful countryside views to the front as well as proportionate private grounds, double garage and extensive off-road parking.

The property has been meticulously well-maintained during the current owners' tenure and offers free-flowing living accommodation arranged over two floors. Of particular note is the recently converted cinema room as well as the double garage, having been converted to a gymnasium.

About the Area

Buxhall is a pretty, traditional mid-Suffolk village situated approximately 3.6 miles from Stowmarket which is the nearest major town. Stowmarket offers all the usual amenities, shops, supermarkets, leisure centre and mainline rail station to London's Liverpool Street Station. The village has a reputation for being an active community village with annual fete, village hall, large recreational ground with children's play area and the popular village pub The Buxhall Crown. Nearby schools include Finborough Primary approximately 1.5 miles, Finborough Independent School and Stowmarket High School.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor, cloak hanging space, spotlights and doors to:

Sitting Room Approx 18'4 x 11'8 (5.50m x 11'8)

Extending from the front to the back of the property and offering window to front aspect as well as French doors to the rear opening onto the terrace, feature inset with wood burning stove on a tiled hearth with brick surround and wooden mantel over.

Cloakroom

Well-appointed white suite comprising w.c, hand wash basin, heated towel rail, tiled flooring, partly panelled walls, spotlights, extractor and frosted window to side aspect.

Cinema Room Approx 15'1 x 14'4 (4.60m x 4.30m)

Recently refurbished and benefiting from feature fireplace as well as cabinetry, storage to either side of the chimney breast and double aspect windows to the front and side, one of which with a bay inset.



Kitchen/Dining Room Approx 24'5 x 11'8 (7.40m x 3.60m)

Light and airy open plan space ideal for modern family living and benefiting from two windows to rear aspect as well as spotlights and divided into two distinct areas. The first of which is a dining room/snug, the latter is a recently refitted and stylishly appointed fitted kitchen with a matching range of wall and base units with Quartz worktops over and inset with double butler sink and chrome mixer tap. Integrated appliances include Neff five ring induction hob with extractor over, two Neff ovens and dishwasher. Breakfast bar, space for American style fridge/freezer, door to utility room and open plan to:

Garden Room Approx 12'4 x 8' (3.70m x 2.40m)

A more recent addition to the property constructed on a brick plinth with double aspect windows as well as French doors opening onto the terrace and spotlights.

Utility Room Approx 7' x 5'5 (2.10m x 1.60m)

Fitted with a matching range of wall and base units with Quartz worktops over and inset with ceramic sink, drainer and chrome mixer tap. Personnel door to side, space for white goods and spotlights.

First Floor Galleried Landing

With access to loft, spotlights, door to airing cupboard housing the hot water cylinder, window to front aspect and doors to:

Master Bedroom Suite

Spacious and well-appointed space comprising three distinct areas, namely:

Bedroom Approx 11'8 x 11'8 (3.60m x 3.60m)

Double bedroom with window to front aspect, making full advantage of the far-reaching and pretty countryside views. This space in turn leads to an opening to:

Dressing Room Approx 13'6 x 11'8 (4.10m x 3.50m)

With ample built-in wardrobes, window to front aspect, skylight, spotlights and door to:

En-Suite Shower Room

Recently refitted with luxuriously white suite comprising w.c, hand wash basin with storage below, Mira shower with shower cubicle, heated towel rail, tiled flooring, built-in storage cupboards, skylight, spotlights and extractor.

Bedroom Two Approx 11'9 x 9'4 (3.60m x 2.80m)

Double room laid out as a full suite with window to rear aspect and open to:

Dressing Area Approx 6' x 5'6 (1.80m x 1.70m)

Window to rear aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, corner shower cubicle, tiled flooring, frosted window to rear aspect, spotlights and extractor.

Bedroom Three Approx 15'1 x 14'9 (4.60m x 4.50m)

Substantial double room with double aspect windows to front and side, built-in wardrobes and again taking full advantage of the countryside views.



Bedroom Four Approx 11'9 x 7' (3.60m x 2.10m)

Forming part of what was originally a bedroom with bedroom five and is now defined into two separate bedrooms and the former comprising double room with window to rear aspect.

Bedroom Five Approx 8'7 x 7'2 (2.60m x 2.10m)

Currently used as a study but equally as suitable as a bedroom and benefiting from window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin with storage below, panelled bath with shower attachment, tiled walls, heated towel rail, frosted window to side aspect, spotlights and extractor.

Outside

Meadow View occupies a prominent position in a rural yet accessible location and is set well back from the road. The property is accessed over a private gravelled drive providing extensive off-road parking as well as giving access to the double garage. The garage is fitted with electric roller doors, power and light connected and personnel door to side. This space has most recently been converted to a gymnasium, yet would equally serve well as either a garage, storage, workshop or studio.

To the rear are predominately lawned formal gardens with a terrace abutting the rear of the property with boundaries defined clearly by panelled fencing for the most part. Interspersed through the grounds are established specimen trees as well as a selection of flower and shrub borders. Incorporated within the plot is a recently replaced timber storage shed.

Local Authority
Mid Suffolk District Council

Council Tax Band – F

Services

Mains water, drainage and electricity. Oil-fired heating.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third-party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.

20/06/2025, 10:55

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Meadow View
Brettenham Road
Suffolk
STOWMARKET
IP14 3EA

Energy rating

C

Valid until:

29 July 2032

Certificate number:

0380-2870-5130-2422-1855

Property type

Detached house

Total floor area

201 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

See how to improve this property's energy efficiency.

Score

Energy rating

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

74

C

92

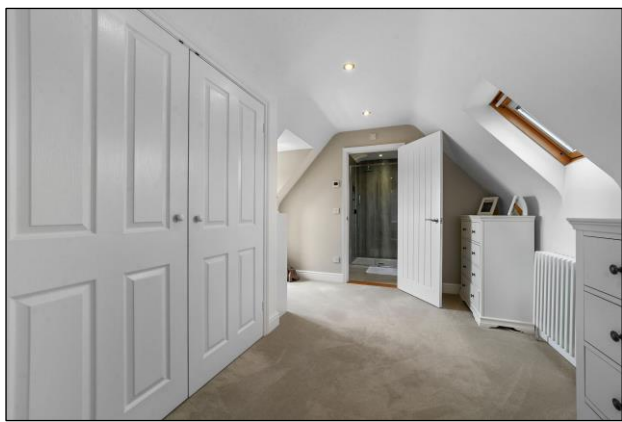
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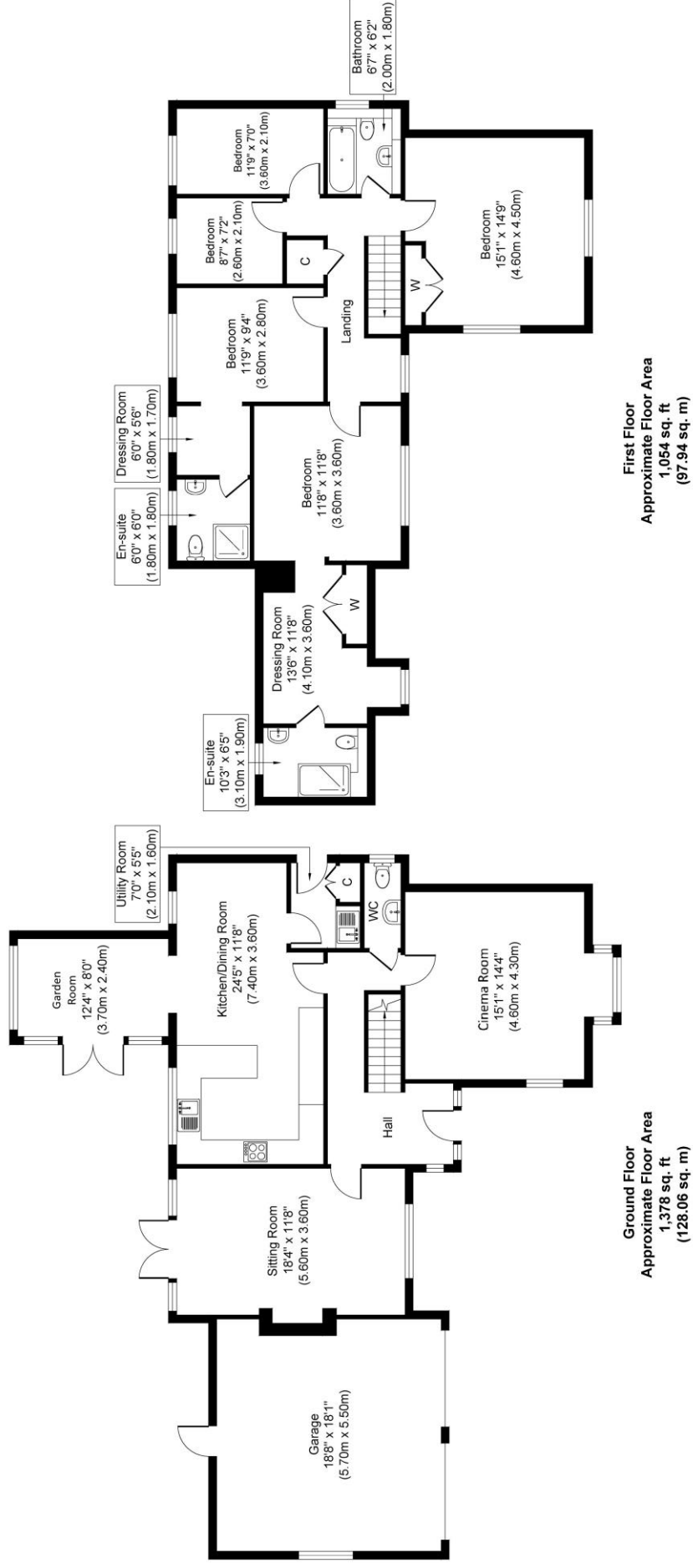
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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TOWN & VILLAGE
 PROPERTIES

Registered address:
 Unit 81, Claydon Business Park
 Great Blakenham
 Ipswich
 England
 IP6 0NL

Needham Market: info@townandvillageproperties.co.uk
 Boxford: boxford@townandvillageproperties.co.uk

Boxford
 2a Broad Street, Boxford, Suffolk, CO10 5DX
 01787 704200

Needham Market
 87a High Street, Needham Market, Suffolk, IP6 8DQ
 01449 722003

London
 121 Park Lane, London, W1K 7AG
 020 7409 8403