



Lion House Bealings Road, Martlesham
Woodbridge

Guide Price **£625,000**



Lion House Bealings Road

Martlesham, Woodbridge

Welcome to Lion House, an exquisite four-bedroom detached home. Located on Bealings Road, this stunning residence offers a perfect blend of spacious interiors, thoughtful design, and breath-taking surroundings, ideal for contemporary family living.

Step inside through the well-lit, large entrance porch and be greeted by an expansive layout that exudes warmth and style. The ground floor boasts three versatile reception rooms, perfect for both relaxation and entertaining. The living room features a cosy wood-burning stove, creating an inviting ambiance for those chilly evenings. The heart of Lion House is the open-concept kitchen/diner, designed for both functionality and elegance. This space is perfect for family meals and gatherings, with ample room for a large dining table.

Upstairs, the generous master bedroom serves as a tranquil retreat, complete with ensuite bathroom. Three additional well-proportioned bedrooms offer comfortable living spaces for family members or guests.



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Externally, Lion House is just as impressive. A Cart lodge and garage provide ample parking and storage solutions. The south-west facing rear garden is a private oasis, perfect for outdoor entertaining, gardening, or simply unwinding in the sun. The front aspect offers stunning field views, adding to the serene and picturesque setting.

Beyond the property, you'll find fantastic walking opportunities, including a scenic route from Martlesham Creek into Woodbridge along the River Deben. This prime location allows you to enjoy the beauty of the countryside while being close to local amenities and the vibrant community of Woodbridge.

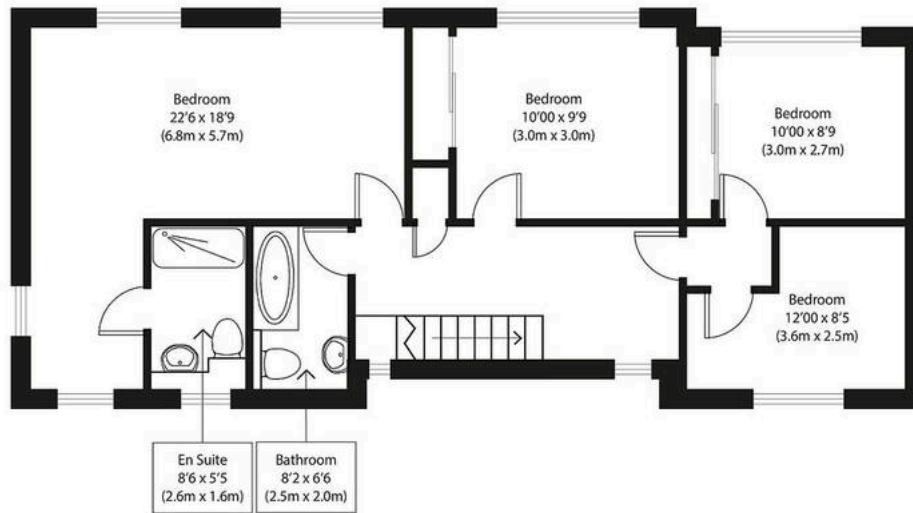
Lion House is more than just a home; it's a lifestyle. Experience the perfect blend of classic elegance and modern convenience in this exceptional property. Contact us today to schedule a viewing and make Lion House your new home. Old Martlesham is a charming and historic village located just two miles from Woodbridge and six miles from Ipswich. Steeped in heritage, the area features beautiful countryside, riverside walks, and a strong sense of community. The village is home to St Mary the Virgin Church, a striking 15th-century building, and is near the scenic Martlesham Creek and River Deben — perfect for walking, sailing, and enjoying wildlife. Nearby Martlesham Wilds Nature Reserve adds to the appeal for nature lovers. Local amenities include traditional pubs like The Red Lion and convenient access to shops and services in Woodbridge and Martlesham Heath. With its mix of character, natural beauty, and excellent location, Old Martlesham is a wonderful place to call home.

Council Tax band: D

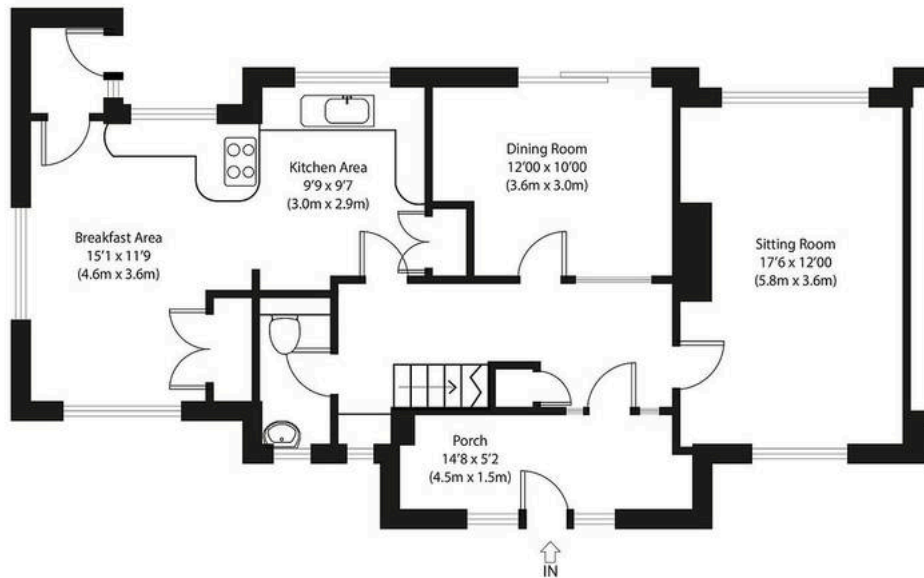
Tenure: Freehold







First Floor

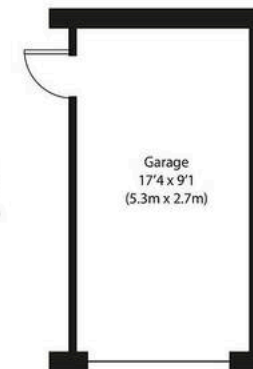


Ground Floor



Approximate Gross Internal Area
2135 sq ft (Including Garages) (198 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Cart Lodge
16'9 x 11'9
(5.1m x 3.6m)



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