



Coddenham
£1,350,000



Nestled within the verdant Suffolk countryside, this splendid six-bedroom house stands as a magnificent example of early 17th-century architecture, brimming with historical charm and updated for modern family life set. With a generous plot of 5.4 acres, this distinguished farmhouse is perfect for families with equestrian interests, offering a rare blend of rural tranquillity and comprehensive horse-riding facilities.

The residence boasts a wealth of character features throughout its expansive accommodation, which is spread over three generous floors. Upon entering, the welcoming reception hall leads to a series of elegantly appointed living spaces including a sitting room, dining room, and a withdrawing room, ideal for entertaining and intimate family moments.

Culinary enthusiasts will revel in the large kitchen/breakfast room, complete with a walk-in pantry, while a spacious cellar provides additional storage or potential for wine connoisseurs. The six well-proportioned bedrooms offer sanctuary and rest, with the principal bedroom benefiting from a private en-suite, adding a touch of luxury to the sleeping quarters. Additionally, the property includes a shower room, family bathroom, cellar, and two versatile attic rooms with the potential to tailor to one's bespoke needs.

Equestrians will be delighted with the paddock with field shelter, four stables, feed room, tack room, 40m x 20m all weather surface menage, and hay barn. A horseshoe drive provides an elegant approach, with ample room for vehicles, complementing the practical side access to the plot.

Sustainability is thoughtfully considered, with a barn housing a biomass boiler providing renewable heating.

This extraordinary home is a dream for families seeking a country escape with the delights of equestrian pursuits at their doorstep, offering an idyllic lifestyle in one of Suffolk's most charming villages.



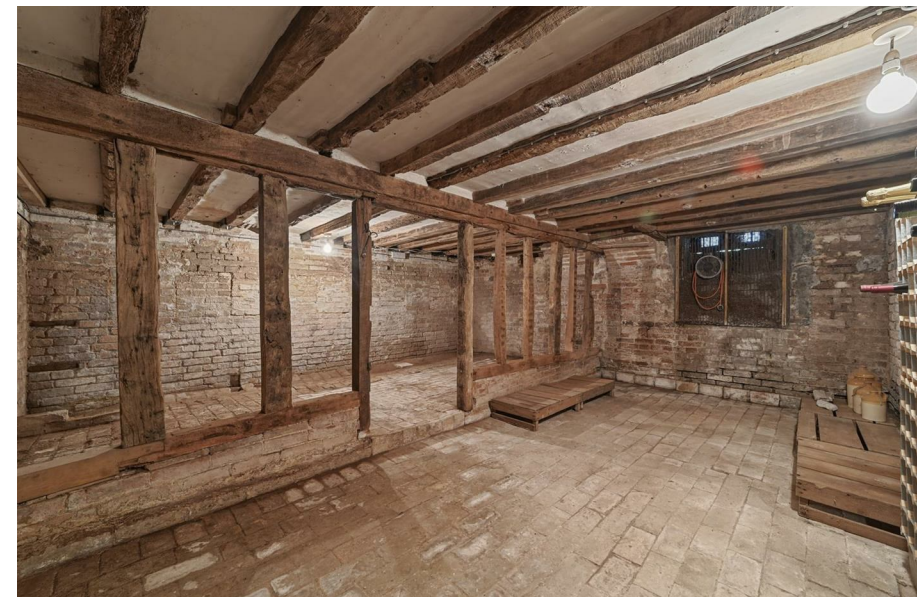


Coddenham is a warm, welcoming and thriving village and is considered to be one of the most desirable villages in Suffolk. It has an excellent community village shop and post office, country club, church and recreation ground. There is also an active award-winning community centre providing many sports facilities including tennis courts, bowls green, badminton court, yoga/pilates and football. Clubs include the village History club and active toddler group.

Many wonderful countryside walks are nearby, and a regular bus route operates throughout the village.

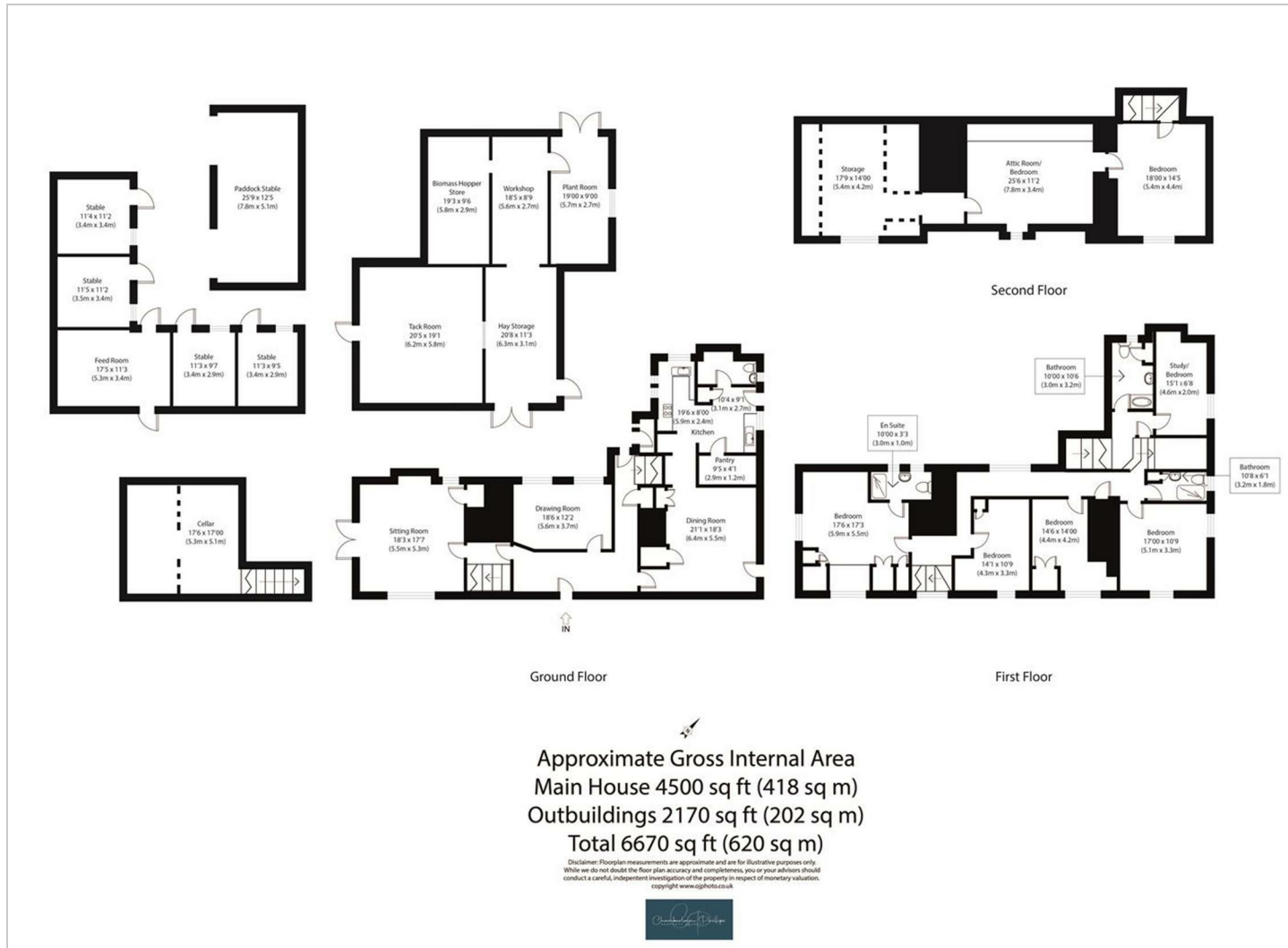
Easy access is afforded to A140 and A14 linking to Ipswich to the south, Norwich to the north and Bury St Edmunds and Cambridge to the west. Colchester and London can be easily accessed via the A12 to the east and south. Ipswich is approximately fifteen minutes by vehicle which provides a wide range of shopping, recreational and cultural facilities including main line railway links to London's Liverpool Street with a journey time of approximately sixty minutes.

The nearby market town of Needham Market offers everyday amenities including various shops, butchers, post office, hairdressers, antique boutiques and doctors' surgery and a mainline station. Further amenities are found in the market town of Stowmarket.





Floor Plans



Location Map



Important Information:

Tenure - Freehold (Grade II Listed)
 Council tax - Band G
 Services - Electric/private drainage/water
 Heating - Radiators via Biomass
 Mobile - All networks cover indoor
 Broadband - Ultrafast is available
 EPC - Exempt

Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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