



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### Offton Lodge

Offton, Ipswich, IP8 4SF

**Guide price £635,000**





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## Description

A wonderful chalet barn style property built in 1987, set in an idyllic position with beautiful views out across the meadows and woodland beyond in an almost Parkland like setting surrounded by an abundance of wildlife. The property has been cleverly designed utilising quality materials with the majority of the windows hard wood and offers free flowing and versatile accommodation. It has an open plan kitchen/dining room across the back of the property with an adjacent drawing room. There is also a conservatory with all receptions enjoying the stunning views. There are two bedrooms and a shower room off the reception hall, complimented by further bedroom and principle bedroom with vaulted ceiling feature gable end window with bifold section with stunning views over the outlying countryside with an ensuite bathroom and door to attic room.

## Location

Offton is a small hamlet six miles to the north west of Ipswich, the County town of Suffolk. The town offers a wide range of shopping, educational and recreational facilities as well as a mainline railway station with direct rail service to London's Liverpool Street, journey just over the hour. For the motorist there is easy access to both the A12/A14 and motoring to Cambridge, Norwich, Felixstowe and the Heritage Coast. Hintlesham Hall is also easy accessible with its Hotel and Spa and its 18 hole golf course.

## Entrance Porch

Exposed cobbled wall, glazed door to

## Reception Hall

16'6 x 8'4 (5.03m x 2.54m)

Picture window to front, cloaks cupboard and radiator.

## Drawing Room

12'3 x 14'8 (3.73m x 4.47m)

Double glazed windows to rear and side, attractive fireplace, with marble inset and log burning stove on a marble hearth, three radiators and archway to dining room.

## Dining Room Area

11'9 x 11'8 (3.58m x 3.56m)

Double glazed windows to rear and glazed door to rear veranda,

## Kitchen Area

25'1 x 13'8 (7.65m x 4.17m)

Double glazed windows to front and rear Shaker style units incorporating Belfast sink with cupboard under, adjacent quartz work tops with cupboards and drawers under and integrated dishwasher, Wall cupboard with double oven and microwave built in. Island unit with oak work top, electric Everhot Stove, breakfast bar and cupboards under. Pantry. Fitted work top with plumbing for washing machine and tumble dryer, oil fired boiler, water softener and cupboards with hanging rails above. Bifold doors to

## Conservatory

18'11" x 14'11" max (5.77m x 4.55m max)

Double glazed windows to front, rear and side, two sets of French doors to rear and further door to front, ceiling fan light and electric heater.

## Inner Hall

14'2 x 10 (4.32m x 3.05m)

Stairs to first floor with understairs cupboard, log burning stove, window to side and radiator.

## Bedroom Three

14'4 x 9 (4.37m x 2.74m)

Double glazed windows to front and side, built in cupboards and radiator.

### Bedroom Four

10'10 x 9'8 (3.30m x 2.95m)

Double glazed window to side and radiator.

### Shower Room

8'4 x 4'5 (2.54m x 1.35m)

Double glazed window to side, fully tiled shower cubicle, low level wc and vanity unit with sink unit and cupboards under, chrome heated towel rail and tiled floor.

### Landing

Velux window to side.

### Bedroom One

18 x 18 (5.49m x 5.49m)

Double glazed gable window with bifold openings over looking the meadow and valley beyond, vaulted ceiling and fitted bedroom furniture, Velux window to side and two radiators.

### Ensuite Bathroom

12'3 x 6'4 (3.73m x 1.93m)

Velux window to front, panelled bath, fully tiled shower cubicle, low level wc vanity unit with sink unit and cupboards below, heated towel rail and under floor electric heating.

### Attic Room

34' (10.36m)

Vaulted roof, ideal for storage.

### Bedroom Two

11'7 x 10'2 (3.53m x 3.10m)

Velux window to side, range of fitted wardrobes, eaves cupboard, access to loft and radiator.

### Outside and Gardens

Approached via twin brick pillars attached to cobbled walls with parking for several vehicles beyond. Detached garage 18'6 x 16'7, with electric roller door, power and light connected. Gateway gives access to the side with a greenhouse and large patio ideal for al fresco dining with a superb rear view. Lawned rear garden with flower and shrub beds, further rear patio and a veranda attached to the house enjoying the views over the beech hedge. Beyond is a larger lawned garden with a variety of established trees shrubs and flower beds.

### Agents Notes

Mains water, electricity and private drainage are connected to the property.

Council Tax: Band F

EPC: Band E

Tenure: Freehold

Council: Mid Suffolk

Planning permission has been granted for the conversion and extension of garage to form ancillary annexed accommodation (following demolition of conservatory).





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

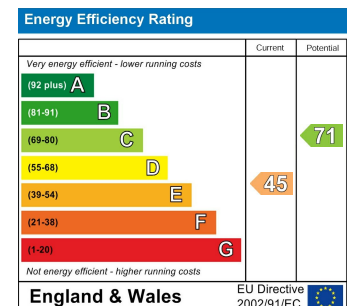


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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