



Chediston, Suffolk

Guide Price £825,000

- £825,000-£850,000 Guide Price
- Untouched Views Throughout
- Kitchen and Separate Utility
- Four Bedroom Detached Home
- Brick Built Extension To Front with Large Glass Panels
- Double Garage with Space for Several Cars or Workshop
- Sits on Approximately a 3.84 Acre Plot (STMS)
- Two Ensuites, Family Shower Room & W.C
- EPC - D

Halesworth Road, Chediston

Chediston is a charming and peaceful village set amidst the picturesque Suffolk countryside, just a short distance from the vibrant market town of Halesworth. Known for its rural beauty and strong sense of community, Chediston offers a tranquil lifestyle while remaining conveniently located for everyday amenities. Halesworth provides a range of independent shops, cafés, and services, along with excellent transport links, including a railway station with direct connections to Ipswich and London Liverpool Street. Surrounded by open fields and scenic walking routes, and within easy reach of the Suffolk Heritage Coast, including Southwold and Walberswick, Chediston is an ideal setting for those seeking countryside living without sacrificing convenience.



Council Tax Band: F



DESCRIPTION

Set behind electric gates and approached via a sweeping driveway, this impressive four-bedroom detached home sits on a generous 3.84-acre plot (STMS) with uninterrupted views across open meadows, all within a short distance of the popular market town of Halesworth. The property offers a perfect blend of space, privacy, and versatility, with a double garage and ample parking for several vehicles. Inside, the accommodation includes four bedrooms, two with en-suites and one currently used as a study, alongside a substantial formal dining room, a well-equipped kitchen with separate utility room, a comfortable living room, and a bright sitting room with large glass panels showcasing the stunning front aspect. The fully enclosed rear garden features a seating area for entertaining, a lawned area, productive fruit and vegetable beds, and a charming wooden cabin. To the side, approximately three acres of land offers excellent potential for equestrian or other recreational use, making this an exceptional opportunity for those seeking countryside living with space, style, and flexibility.

KITCHEN & UTILITY

The kitchen is a bright and welcoming space, flooded with natural light and thoughtfully designed for both functionality and style. It is well-equipped with an array of wall and base units providing ample storage, along with integrated double ovens and a hob for effortless cooking. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, ideal for entertaining or enjoying summer meals outside. From the kitchen, there is convenient access to the utility room, which offers additional storage, a sink, and space for both a washing machine and tumble dryer, keeping the main kitchen area clear and organised.

LIVING AREAS

The living spaces in this home are generously proportioned and beautifully arranged to take full advantage of the natural light and surrounding views. The formal dining room is of substantial size, featuring dual aspect windows that create a bright and inviting space, perfect for entertaining or family gatherings. The living room also enjoys a dual aspect, with patio doors leading to the rear garden and further doors opening into the sitting room, all fitted with electric blinds for convenience and comfort. The standout feature

of the home is the sitting room, a truly exceptional space with large glass panels wrapping around the room, offering breath-taking views across the surrounding land and open meadows. This room provides a peaceful retreat, immersing you in the beauty of the landscape from the comfort of your own home.

BEDROOMS

The property offers four well-proportioned bedrooms, providing flexible accommodation to suit a range of needs. Two of the bedrooms are located on the first floor, both featuring their own en-suite bathrooms, creating private and comfortable spaces ideal for family or guests. The additional two bedrooms are situated on the ground floor, one of which is currently used as a study, making it perfect for home working or those in need of a quiet workspace. Each room is light-filled and spacious, with ample potential to tailor the layout to suit your lifestyle.

BATHROOMS AND W.C

The home benefits from a well-considered layout of bathroom and W.C. facilities, designed for both convenience and comfort. On the first floor, each of the two bedrooms features its own private en-suite, offering added luxury and privacy for residents or guests. In addition to the en-suites, there is a family bathroom serving the remaining bedrooms, fitted with modern fixtures. A separate ground floor W.C. adds further practicality, ideal for guests and everyday use.

OUTSIDE & GARAGE

The outside areas of this property are truly exceptional, offering a perfect blend of practicality, beauty, and versatility. Set on a generous 3.84-acre plot (STMS) and accessed via electric gates, the home is approached by a sweeping driveway that leads to a double garage with space for several vehicles. To the rear, the fully enclosed garden provides a safe and private space for relaxation and entertaining, featuring a seating area, a well-maintained lawn, and a dedicated fruit and vegetable growing area—perfect for keen gardeners. A charming wooden cabin adds further appeal, offering potential for a garden office, studio, or peaceful retreat. To the side of the property, approximately three acres of open land stretch out, offering

untouched views across meadows and excellent potential for equestrian use or other recreational purposes. Whether you're looking for space for animals, gardening, or simply to enjoy the rural surroundings, the outside space delivers flexibility and tranquillity in abundance—all within a short distance of Halesworth

TENURE

Freehold

OUTGOINGS

Council Tax Band F

SERVICES

Mains Water and Electricity and Water, Oil Tank and Calor Gas to Gas Hob

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

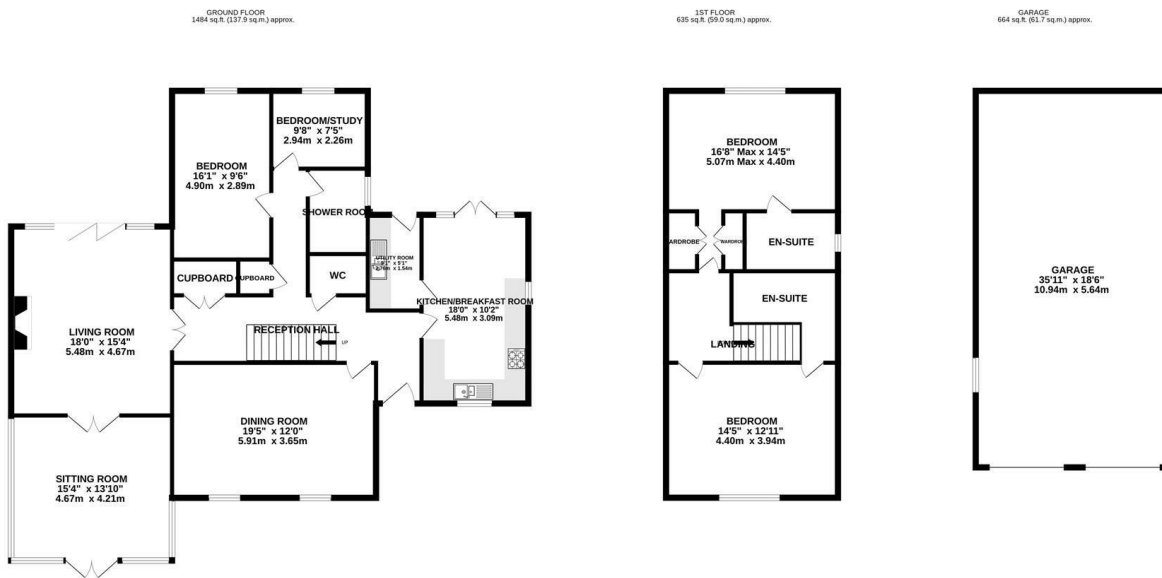
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FIXTURES & FITTINGS

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TOTAL FLOOR AREA : 2783 sq.ft. (258.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Conveyancing, Surveys & Financial Services

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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com