



EH

EXQUISITE
HOME



THE PERFECT COUNTRYSIDE RETREAT

Sitting in beautiful rolling pastures and fields on the outskirts of the East Suffolk village of Otley is this absolutely stunning pink-washed family home, much improved by the present owners. The village is well connected, with the B1079 running to Wickham Market and Woodbridge in one direction and Stowmarket and Bury St Edmunds in the other. Otley has a popular shop, pub, a primary school, doctor's surgery and village hall. The parish church of St Mary the Virgin dates back to the fifteenth century and is Grade II* listed. Otley is just over six and a half miles from Woodbridge with its excellent high school, many shops and leisure activities.

The house was originally constructed in the nineteen twenties as a farm worker's cottage. The present owners bought it nine years ago and have redecorated it to a very high standard. It stands well off the road with a long driveway and lawn protecting it from any noise and offering very generous off road parking. Part of the land with the house is an enclosed field of 4.3 acres, ideal for equestrian use, and which has planning permission for three stables and a tack/store room. For anyone with horses or an equine-based business, this is a golden opportunity.

A useful porch offers storage for shoes and boots and opens into the hallway with a cloakroom straight ahead, a dual aspect utility room with second sink and plumbing for a washing machine and tumble dryer to the right and the kitchen to the left. With cream Shaker-style cabinets, solid wood cabinets, integrated Neff fridge, freezer and dishwasher and ceramic Belfast sink, this is an attractive and contemporary space for cooking and enjoying family time. It opens into the dining/sitting area, the perfect layout for everyday family meals and entertaining. It, in turn, opens into the attractive sitting room with its wooden floor, brick fireplace and hearth with log burner and an integrated desk/study area under the stairs which rise from here to the first floor. The garden room, with electric underfloor heating and a pair of double doors out into the garden is absolutely delightful, spacious, welcoming and flooded with natural light. At Christmas, it is the perfect place for an oversized tree and can be used as a playroom, extra reception room or an overflow for guests when entertaining. The ground floor accommodation is completed by a hallway with built in storage which leads to the large playroom at the rear of the property. Purpose built last year, it has trifold doors with internal doors and is multi-use. The owners have chosen a smart, contemporary decorating palette which works perfectly with this house and its spreading grounds.

ROOMS WITH VIEWS

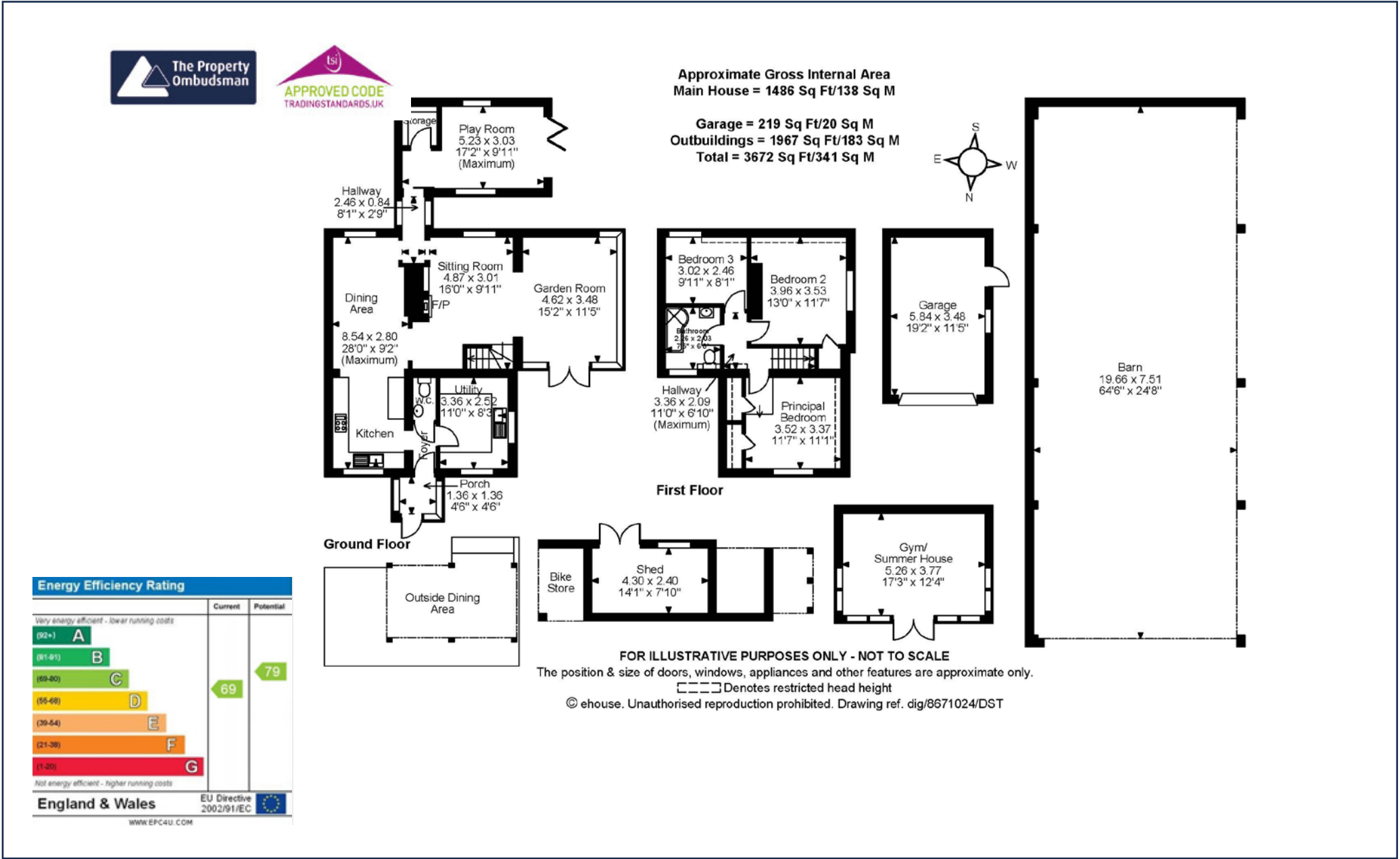
The staircase rises to the first floor landing from which radiate three bedrooms and the family bathroom. The principal bedroom is a good sized double with attractive wooden floorboards and delightful views out over the grounds and the unspoilt countryside beyond. The second and third bedrooms also have wonderful views, while the three piece family bathroom, with its attractive counter top basin, storage, glossy white subway tiles, bath and rain head shower over is perfect for a quick shower before work, children's bathtime or a long, luxurious soak with a glass of wine. There is a loft over the principal bedroom, boarded out and insulated, as well as a second loft on the landing. These add extra storage solutions in this beautifully laid out house.

MAGNIFICENT GARDEN AND GROUNDS

The garden is private and not overlooked, and is a paradise for children. Mainly laid to lawn, there are mature trees, a pergola and several outbuildings. The large summerhouse is presently being used as a home gym, but equally could be repurposed as a study as it has power, light and a TV point. There is an outside kitchen and eating area with patio, which is open on three sides but which benefits from power, light and outdoor heaters. Enjoying a meal and drinks with family and friends while the sun goes down over the surrounding fields in this beautiful part of the county is a real treat. Further, there is a large shed with bike store, a garage which has been boarded out to provide a storage floor and a large open sided barn.

Regular fast trains run to Ipswich and London Liverpool Street from Needham Market, just over nine miles away and from Woodbridge. The A12 and A14 are close by and the house is on the country route which links up to the A14 towards Stowmarket and Bury St Edmunds. Immaculate within and without, in spacious grounds with plenty of potential and with a versatile and generous interior, this is a rare jewel of a property, with land, which simply must be seen to be believed.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078.



EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 3333 606040 Cambridge Office E info@exquisitehome.co.uk

Exquisite Home, 70-72 The Havens, Ipswich, Suffolk, IP3 9BF

Exquisite Home, Park Farm Business Centre, Bury St Edmunds, Suffolk, IP28 6TS

Exquisite Home, 87a, High Street, Needham Market, Suffolk, IP6 8DQ

T +44(0) 3333 606262 Suffolk Offices E info@exquisitehome.co.uk

CAMBRIDGESHIRE | ESSEX | HERTFORDSHIRE | HUNTINGDONSHIRE | NORFOLK | SUFFOLK | LONDON