



Marlow  
House

MARLOW HOUSE  
VICARAGE ROAD, WINGFIELD, IP21 5RB





An immaculately presented and imposing detached family house in the popular village of Wingfield with delightful open field views to the rear

The property is an impressive and substantial detached family home in an exclusive enclave in the heart of the popular village of Wingfield. Built in 2012 the property has attractive brick and rendered elevations with a large projecting bow wing to one side. The current vendors immaculately present the accommodation and it is both light and spacious and connects superbly with its setting and the open countryside beyond.

The front door opens to a spacious entrance hall which sets the tone for the property. There is a reception room to the front with a large bay. The vendors use this as an additional sitting room. The principal sitting room is double aspect with bi-folding doors to the rear terrace and a feature woodburner. There is an impressive triple aspect kitchen/dining room, again with bi-folding doors to the rear and perfectly connecting the space to the garden. There is a comprehensive range of contemporary wall and base units and island. Off the kitchen is a useful utility room with door to the side. A cloakroom, W.C. with hand wash basin, and a large pantry cupboard complete the

ground floor. On the landing is a superb picture window framing the rural view to the rear. The principal bedroom is a superb suite with ensuite wet room and fitted wardrobes plus far reaching rural views. There are three further double bedrooms, one of which boasts an ensuite shower room and one with a range of fitted wardrobes. There is also a well-appointed four piece family bathroom.

The property is approached from the road via an entrance leading to a private drive for several cars and a detached double garage. There is an area of lawn to the front that the vendors have planted and made a wildlife meadow. To the rear of the house is an entertaining terrace with superb gazebo with lighting and heating. It adjoins the lawn which is interspersed with an array of shrubs and trees. Beyond the garden is a delightful aspect over the neighbouring fields.

#### SERVICES

Underfloor heating downstairs and radiators upstairs. Air Source Heat Pump and drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



4



3



3



0.34  
acres



9 miles



EPC











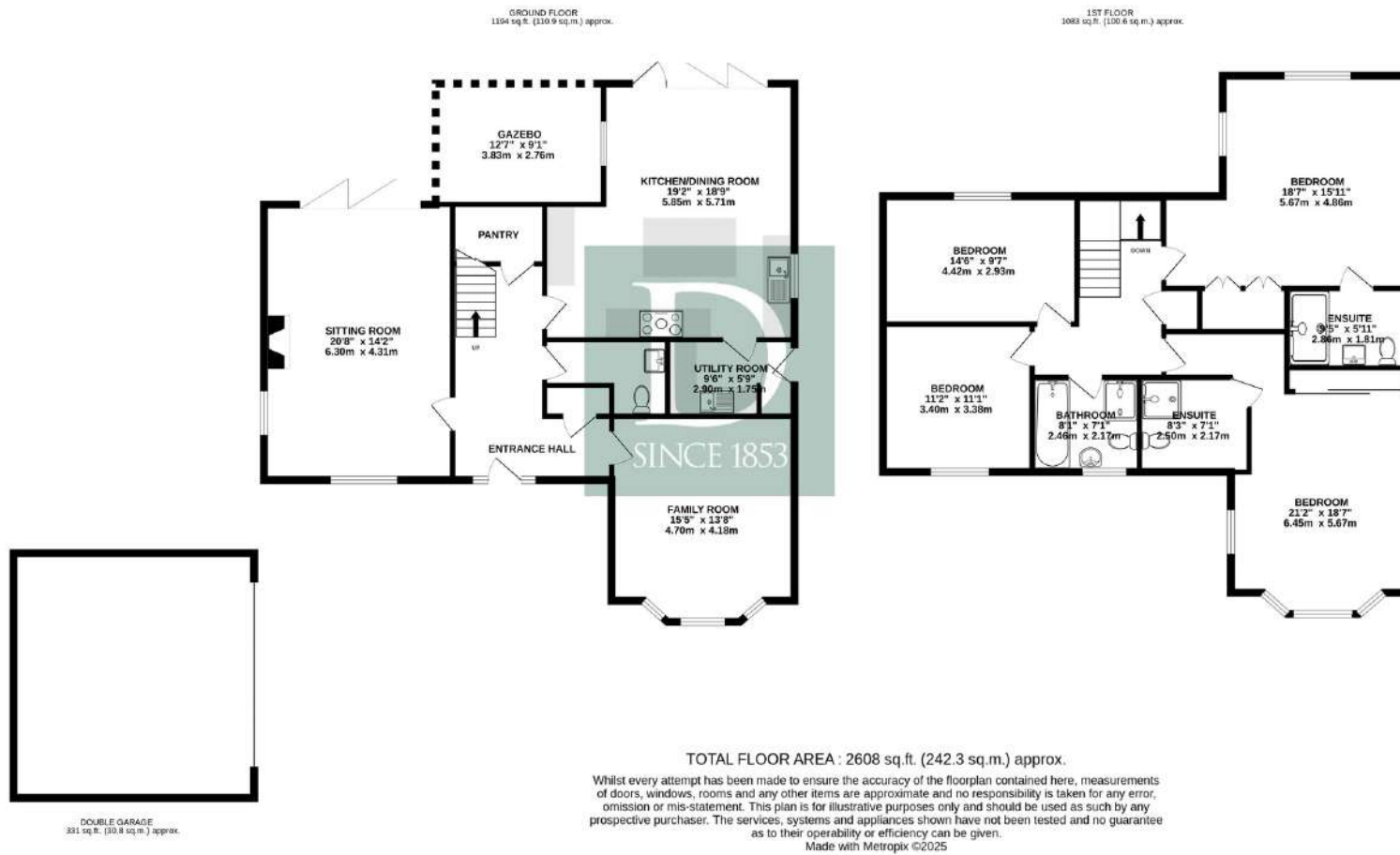






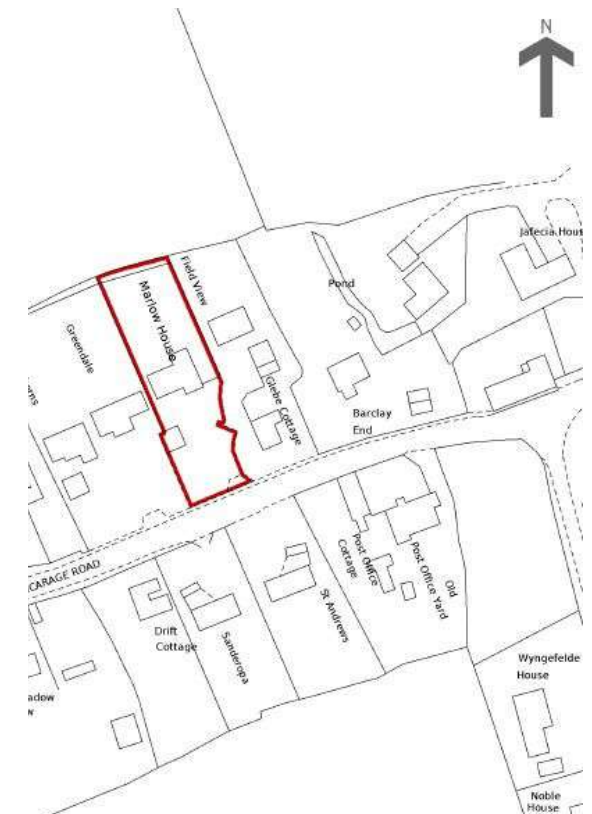


## FLOORPLAN



## LOCATION MAP

Wingfield is a peaceful village, located 3 miles from Stradbroke which has health facilities, sports facilities and public house. Wingfield Barns, visual and performing Art Centre, St Andrew's Church, The De La Pole Pub and the Good, Bad and Hungry Cafe, are all within walking distance of the house and popular tourist attractions in East Anglia and the village. Harleston (5 miles away) offers a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. Diss railway station by road is 8.5 miles from IP21 5RD, and the town offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London.



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