



# DE BERRI

CHIPPENHALL HALL, LAXFIELD ROAD, FRESSINGFIELD, IP21 5TD



A superb and spacious detached barn conversion with character and versatility in a delightful and sought-after rural position. The four bedroom property has the benefit of four ensembles

The property is an impressive and deceptively spacious detached barn conversion in a sought-after elevated rural position at the head of a long shared private driveway. The barn has also been extended and has versatile accommodation with the living space to one end and the bedrooms to the other.

The front door opens to an open plan kitchen which has been comprehensively fitted with a range of contemporary units. The space is vaulted which adds to the character and drama. It is open to one side to the sitting room with its fireplace and woodburning stove. Off the sitting room is a superb oak framed garden room which is currently used for dining and relaxing. There is also a useful utility room and separate cloakroom.

A door leads through to the bedroom accommodation. The principal bedroom is also a more recent addition with steps down to it. It has an impressive ensuite with bath and separate shower. There are three further bedrooms, all with ensuite facilities.

The property is approached via a long driveway that splits in two with

the left spur leading to this property and its immediate neighbour only. To the front is a detached single garage and an additional parking space. The garden is enclosed with fencing and walls giving a courtyard feel. It is low maintenance but provides a delightful area for alfresco entertaining and benefits from far reaching rural views.

#### SERVICES

Oil fired central heating. Mains water and electricity. Drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band D

#### AGENTS NOTE

The property is currently tenanted and the photographs show the tenants belongings in situ. In addition, the garage is currently being used as a games room but will be returned to its original state upon the tenants leaving.





PRINCIPAL BEDROOM



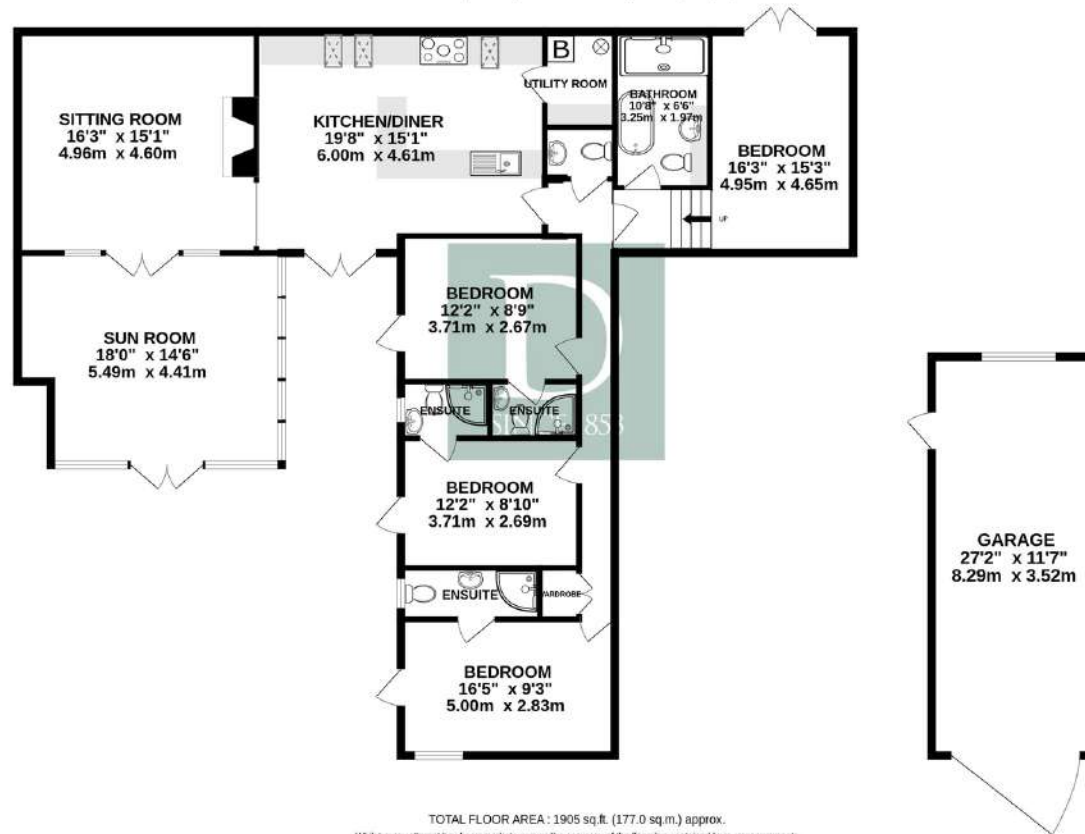
ENSUITE TO PRINCIPLE BEDROOM





## FLOOR PLAN

### GROUND FLOOR 1905 sq.ft. (177.0 sq.m.) approx.



TOTAL FLOOR AREA: 1905 sq.ft. (177.0 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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