

A substantial six bedroom modern house of over 4,000 sq ft, situated in a rural position between Debenham and Framlingham

Guide Price
£800,000 Freehold
Ref: P7494/C

Oakwood Farm
The Green
Monk Soham
Woodbridge
Suffolk IP13 7EX



Reception hall, open-plan kitchen/dining room, sitting room, study, playroom/gym, ground floor double bedroom with en-suite bathroom. Pantry, utility room and two cloakrooms. Five first floor double bedrooms, two with en-suite shower rooms. Family bathroom. Ample parking and grounds extending to over 1.25 acres. Garden sheds.

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Location

Oakwood Farm is located in the Parish of Monk Soham which is home to the delightful St Peters Church. The village of Bedfield, with its primary school is just over a mile and the village of Earl Soham with its pub, butchers, deli, doctors surgery and school is 3 miles. The large village of Debenham has a highly regarded high school as well as a small Co-Op supermarket and other shops and services. Framlingham is just 6 miles which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded as is Thomas Mills High School. There is also Framlingham College, which is served by its preparatory school at Brandeston, some 5 miles away. The county town of Ipswich lies approximately 17 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

Description

Oakwood Farm is a country house of brick and block construction with part rendered and part weatherboarded elevations under a tiled roof. The property provides extensive and flexible accommodation over two floors, which take advantage of rural views.

The main door to the front of the house provides access to a reception hall. Off this is a cloakroom with WC, a door to the rear of the property, to the kitchen, and also to an extensive reception room which is currently used as a playroom/gym. Off this is a ground floor large double bedroom that has French door opening to the rear garden and a door into a bathroom with bath, shower, WC and hand wash basin. The house has a most impressive open plan and spacious kitchen/dining room which enjoys views from windows and French doors over the gardens. It is fitted with a modern range of high and low level wall units that include an integrated dishwasher, two electric ovens and space for a fridge/freezer. There is a kitchen island with five ring gas hob. The room has recessed spotlighting and tiled flooring in a timber style. Off this is a particularly useful and large larder and pantry. Doors lead to a front hallway, the sitting room and also to the utility room. This has high and low level wall units, space and plumbing for a washing machine and off this, is a second ground floor cloakroom with WC. The front hallway has stairs to the first floor landing, a door to a snug or study and a further door to the particularly spacious sitting room. This is triple aspect with windows and French doors overlooking the gardens. There is a fireplace with woodburning stove and exposed floorboards.

There is a large first floor landing with airing cupboards and storage cupboards. Off the landing are the five first floor bedrooms and a family bathroom. The principal bedroom is dual aspect with windows to the front and rear. There are fitted wardrobes and drawers as well as eaves storage cupboards. It has an en-suite shower room which is tiled and comprises a walk-in shower, WC and hand wash basin. Bedroom two is a further impressive room with vaulted ceiling and window that rises into the apex which enjoys fine views over the rear garden and adjacent farmland. This also has an en-suite shower room. The three further first floor bedrooms are all doubles and have fitted/built-in wardrobes. In addition is a family bathroom.

Outside

The property has two access points off the lane which leads to a substantial tarmac parking area for ample vehicles. Adjacent to this is a store shed, part of which is a greenhouse. There are gardens to the front of the house to the south-east, and the gardens wrap around the house to the side and rear being to the south-west and north-west. These are laid to grass and contain young trees. There is a fenced off area with former stables and a shed. Decking wraps around the side and rear of the house. In all, the grounds extend to approximately 1.25 acres.

















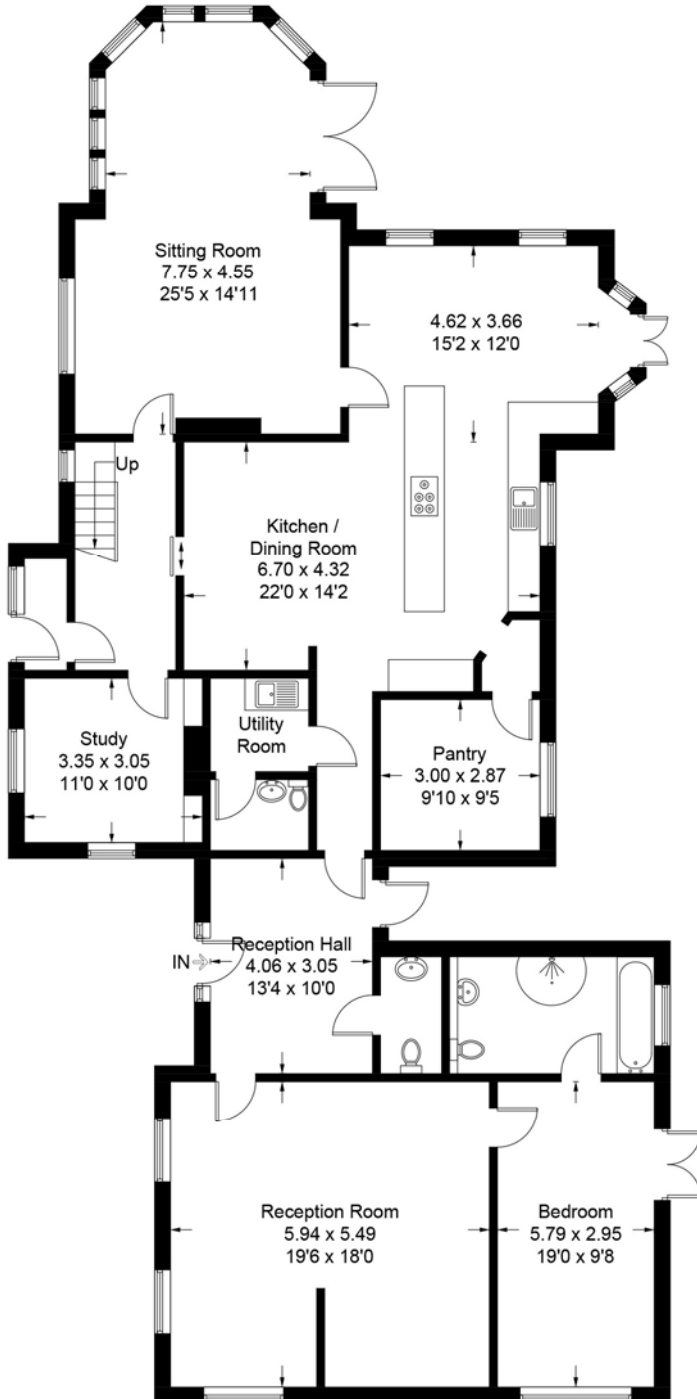




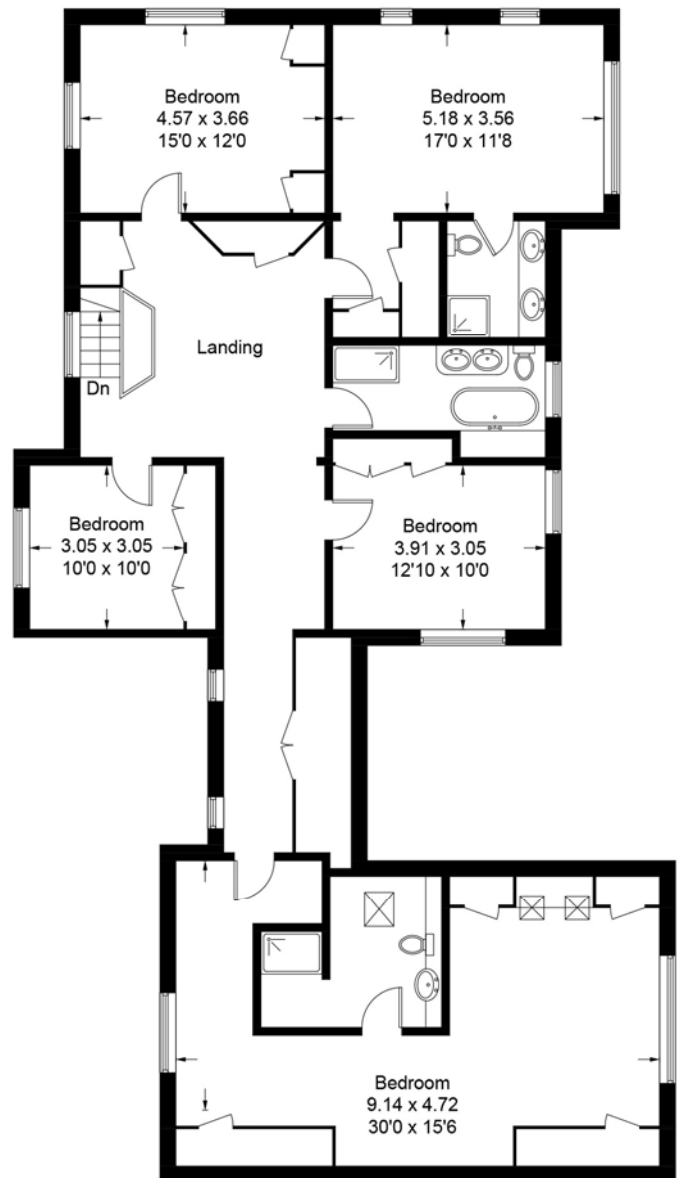


Oakwood Farm, Monk Soham

Approximate Gross Internal Area = 372.0 sq m / 4004 sq ft



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern private drainage system. Oil fired central heating. Bottled gas for hob.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request)

Council Tax Band G; £3,436.00 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The property sits in a particularly pleasant rural location but interested parties should note that there is a pig farm opposite.
5. A public footpath runs along the edge of the property. The boundary is understood to be the hedge rather than the high level fencing which provides privacy.

January 2025

Directions

From Framlingham, proceed in a westerly direction past Thomas Mill High School on the B1116. At the T-junction with the A1120 in Saxtead, turn left then take the first right hand turning signposted to Bedfield. Proceed to the end of the road and turn right. Continue along the road for approximately one and a half miles into the centre of Bedfield. Proceed past the village sign and take the next turning on the left signposted to Monk Soham, proceeding out of the Bedfield. At the T-junction turn left and the property will be found a short way along on the right hand side, opposite the farm.

What3Words location: ///vowed.branded.asset



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