

An exceptionally spacious, three bedroom detached bungalow with an adjoining two bedroom annexe, within the rural village of Swilland.

Guide Price
£685,000 Freehold
Ref: P7523/B

Little Shambles
Kirby Lane
Swilland
Ipswich
Suffolk IP6 9FD



Main Bungalow - Reception hall, large sitting room, dining room, conservatory, kitchen, utility and wet room.

Three large double bedrooms.

Annexe - Entrance hall, sitting room, kitchen, two double bedrooms, shower room and bathroom.

Generous plot with rural aspects over farmland.

Ample off-road parking for several vehicles.

Grounds extending to .57 acres

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Location

Little Shambles is situated within the Parish of Swilland. The village itself offers the best of both worlds, being in a pleasant rural setting yet only 5.5 miles from Woodbridge and 6 miles from Ipswich, both of which offer a good selection of shops and businesses, as well as regular trains to London's Liverpool Street Station. The village offers countryside walks, an attractive village church and the award winning Moon & Mushroom public house.

Description

Little Shambles is a spacious and well maintained detached bungalow with attached annexe with brick elevations under a pitch tiled roof. The property offers comfortable and well laid out accommodation on one level for a large family or for two families looking to combine into one household. The annexe could also provide a source of income for either a holiday let or shorthold tenancy (subject to planning). The property additionally benefits from solar panels that are set up under a feed-in tariff (FIT), tariff rate to be confirmed.

Upon entering through the front door, you arrive at an expansive reception area featuring oak flooring that extends throughout the hall, living room, dining room and bedrooms. The spacious sitting room is a bright airy room with windows to the front and side, featuring a woodburning stove set within a stone fireplace and mantle with stone-tiled hearth. An opening from here leads to the dining room with views of the countryside and French doors that open into the conservatory. The conservatory which is on a brick plinth with UPVC windows, a glass ceiling and tiled floor, takes in the outstanding views of the garden and the surrounding farmland. A French style door with picture windows to the side leads to a glass roofed veranda, which provides a superb indoor and outside entertaining space. The dining room and reception areas both have doors leading to the kitchen. This is a spacious farmhouse-style kitchen with an oil-fired Aga at its centre together with a range of hand-built solid oak wall and base units. There is a good amount of storage space, including a pan drawer and larder cupboards, and space for appliances. There are twin sink units with mixer tap over recessed into the wooden worktop. There are granite worktops to the sides of the Aga with storage both underneath and above. The kitchen has ceramic tiled floors, recessed lighting and a large window to the rear. A door from the kitchen opens to the utility room which has a window to the rear and stable door to the garden. It has a range of units installed, one of which houses the water softener. It also has worktops to the side and a stainless steel sink unit with a mixer tap over. Additionally, there is a recess for further storage and shelving. The inner hall has a double coat cupboard, a large linen cupboard and an airing cupboard with pre-lagged water cylinder and slatted shelving. There is also access to the loft space which is partly boarded and benefits from an access ladder.

Doors from the inner hall lead to bedroom one, which has a window to the front, two built-in double wardrobes, a wall mounted radiator and wall mounted lighting. Bedroom two is another double bedroom with a window to the side, a door to the garden and a wall mounted radiator. Bedroom three is a further double bedroom with a window to the side and a wall mounted radiator. In addition, there is a specially designed wet room with a shower powered by a pump in the airing cupboard. A concealed cistern WC, a storage unit with two washbasins, one is height-adjustable with mixer taps over, a backlit mirror with cupboards beneath, a chrome heated towel rail, an additional vertical radiator, ceramic tiled walls and floors and two rear windows.

The annexe can be accessed from the main bungalow hallway to the annexe kitchen. However, the annexe has its own front door which opens to a hallway where there is a cloak cupboard and a door off to the sitting room. The sitting room has windows to the side, a door to the garden, flanked by picture windows, oak flooring, wall mounted lights and an opening leading to the kitchen. The kitchen has a window facing the front and is fitted with a matching range of wall and base units incorporating a stainless steel single drainer sink unit with a mixer tap over, a four ring gas hob (bottled gas) and tiled splashbacks into roll-top worksurfaces. There is space for appliances and plumbing for a washing machine and dryer. A sliding door from the sitting room opens to a wet room/utility with a window to the rear, an electric power shower over and a closed coupled WC. A butler sink recessed into wooden worktop with cupboards underneath.

From the inner hall there is a door to the family bathroom with a window to the rear, a shaped bath with electric power shower over with screen, a basin with cupboards underneath, heated towel rail and a concealed cistern WC. There is also recessed lighting, half-tiled walls, a shaver point and an additional wall mounted heater. Further doors from the inner hall lead to the bedrooms. Bedroom one is a spacious double bedroom with a window to the front, wall mounted radiator and wall mounted lighting, an electric heater and built-in cupboards. Bedroom two is a further double room with a window to the front, wall mounted lighting and a wall mounted radiator.

Outside

A driveway leading to the property offers off-road parking for several vehicles. The property is surrounded by its gardens which are primarily laid to lawn with areas of hardstanding and terraces. There is also a large pond and a timber summer house situated to the side of the property. The gardens are completely fenced and extend to approximately .57 of an acre.

















Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern sewage treatment plant and oil fired central heating.

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 = D (Copy available from the agent.)

Council Tax Band G ; £3,451.88 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

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.

March 2025

Little Shambles, Witnesham

Approximate Gross Internal Area
239.9 sq m / 2582 sq ft



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Directions

From Ipswich's northern ring road proceed north towards Westerfield on the B1077. Proceed through Westerfield and also through Witnesham. Having gone through Witnesham take the turning on the right towards Swilland. Pass the public house on the left hand side and take the next road on the right. Continue on the lane for approximately half a mile where Barn 2 will be found on the right hand side.

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