

A delightful two/three bedroom detached timber framed bungalow sitting in approximately 6 acres of equestrian land in the popular village of Charsfield.

Guide Price
£550,000 Freehold
Ref: P7649/B

Hedgerows
Ipswich Road
Charsfield
Woodbridge
Suffolk
IP13 7PR



Entrance hall, sitting room, dining room, kitchen/breakfast room, rear hall/boot room, cloakroom and utility room.

Two double bedrooms, en-suite shower room and bathroom.

Hobby room/bedroom three.

Front and rear gardens.

Double garage, workshop and store.

Just under 6 acre meadows.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Hedgerows is located in the heart of the popular village of Charsfield which benefits from a primary school and first class playing fields with tennis courts and children's playing equipment. The property is located in an excellent position for access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

Description

The main pedestrian and vehicular access to the property is via the driveway to the rear. Hedgerows is approached via the Rear Porch, of UPVC construction with UPVC roof, tiled floor, and door to the Rear Entrance Hall/Boot Room. This has a window, stairs rising to the first floor landing and doors to the Utility/Cloakroom and Kitchen/Breakfast Room. The Utility/Cloakroom has obscure window to the side and comprises close coupled WC, wall hung basin with taps over in part tiled surround with mirror and light above. There is also a wall mounted radiator and space and plumbing for a washing machine. Both the Rear Entrance Hall/Boot Room and Utility/Cloakroom benefit from ceramic tiled floors. The Kitchen/Breakfast room is a dual aspect room with windows to the front and side, and fitted with a matching range of wall and base units with worktop over incorporating a stainless steel single drainer sink unit with mixer tap over, four ring electric hob with filter hood over, high-level double oven and integral dishwasher. There is also a matching dresser and display unit with cabinets above and cupboards below. The kitchen houses the oil-fired floor mounted Thermancon boiler. A door and steps from the Kitchen/Breakfast Room opens to the Dining Room which has a window to the front and a wall mounted radiator. A door from the Dining Room opens to the Front Entrance Hall, which can also be accessed from the front door. The front entrance hall has a wall mounted radiator, coat store and door to the sitting room. This is a dual aspect room with windows to the front and side, two wall mounted radiators and a recessed woodburning stove sitting on a tiled hearth.

From the entrance hall there are doors off to bedrooms one and two and the family bathroom. Bedroom one is a good size double with window to the rear, wall mounted radiator and concertina door to the en-suite shower room. This has an obscure window to rear, built-in shower tray and cubicle with glass door and tiled surround with mains fed shower over, pedestal hand wash basin, close coupled WC, ceramic tiled walls, extractor fan and wall mounted radiator. Bedroom two is a further double bedroom with window to rear and wall mounted radiator. The family bathroom has an obscure window to the rear, panel bath with taps over and mains fed shower with concertina screen, pedestal hand wash basin with mirror and light above, shaver point, close coupled WC, wall mounted radiator, extractor fan and ceramic tiled walls.

From the rear hall stairs rise to the first floor and lead straight into the hobby room which has windows to the rear and side, a wall mounted radiator and attic storage. This area is currently used as a hobby room but could be used as an occasional bedroom three.

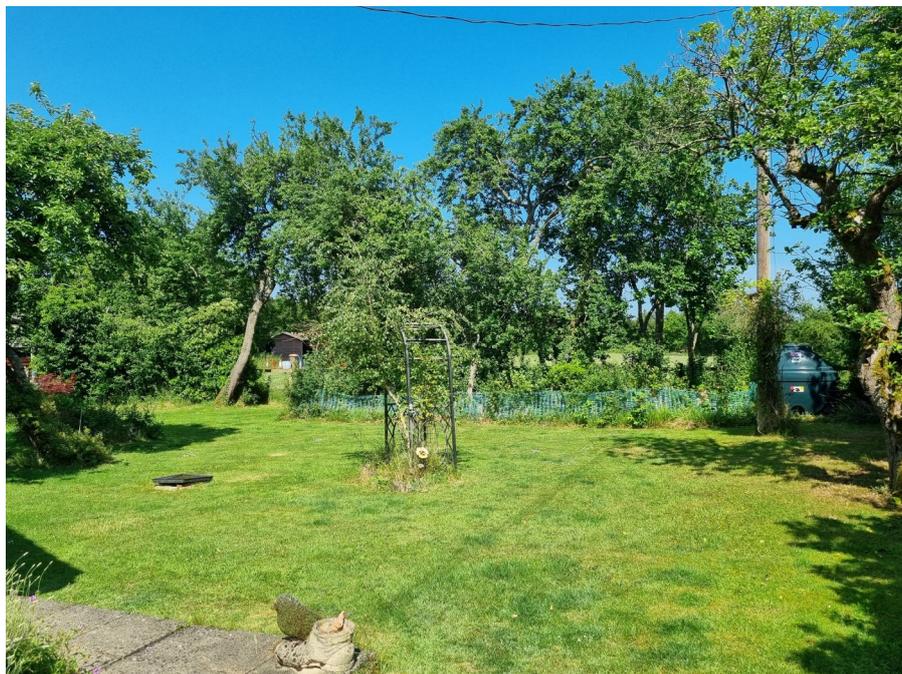
Outside

The immediate gardens are mainly laid to lawn with established flower and cottage style borders containing an abundance of rose bushes and shrubs. The garden is enclosed predominantly by post and rail fencing and hedging.

The double garage measures 17' X 17' and has two windows to the side, power and light connected, two 7' up and over doors and a pitch tiled roof. To the rear of the garage is an independent workshop and store. The store is a weatherboarded, timber frame building with corrugated roof and the feed store which measures 28' in length has power, light and water connected.

To the rear of this is a pathway that leads to the 4.31 acre meadow with two 12' x 12' stables with power and light. There is a concrete hardstanding that has a water supply and is enclosed by post and rail fencing. The 4.31 acre meadow is mainly laid to grass with established tree and hedge borders. There is the option to replace the electric fencing from the current installation. There is also a timber carriage used as a store or loose box. The front meadow, which lies along the B1078, is approximately .85 of an acre in size and is enclosed by hedging, trees and has a field shelter. It has an independent five bar gate and there may be some potential for development subject to the relevant planning permission and consent. In the 4.31 acre meadow there is also independent access via a five bar gate which allows independent access to the field for horses as opposed to using the driveway. From the highway there is a five bar gate that opens to the driveway which is tarmacked and lined with trees and shrubs and provides off-road parking for ample vehicles. Within the driveway there is also a further stable. From the driveway there is also a five bar gate leading to the 4.31 acre meadow.

NB: The property is of non-standard construction. Prospective viewers will need to gain assurance from their lenders that they are able to obtain a mortgage for the property.













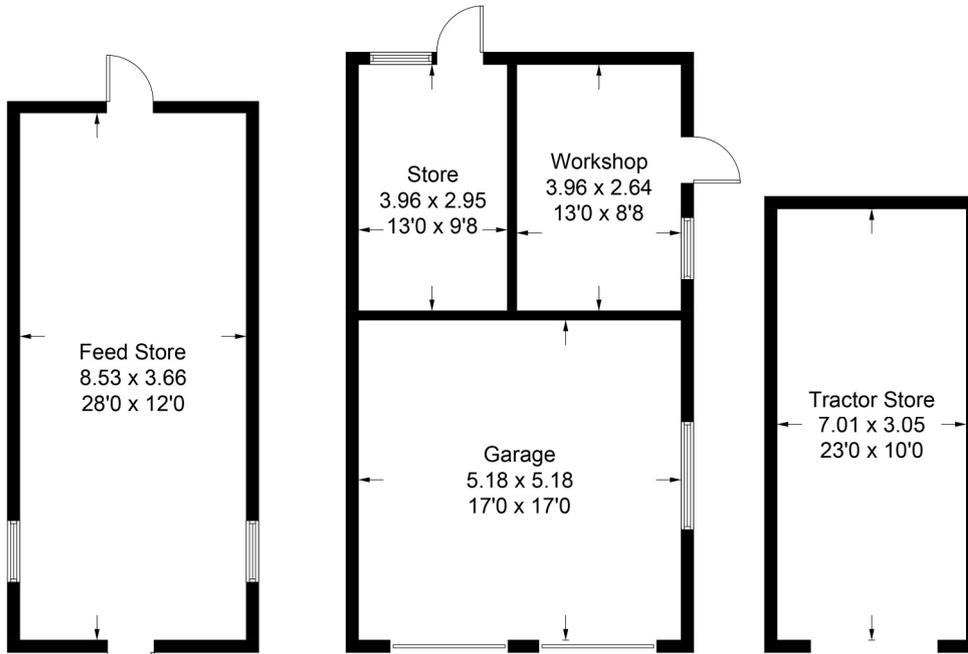


Hedgerows, Charsfield

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft

Outbuilding = 101.2 sq m / 1089 sq ft

Total = 211.0 sq m / 2271 sq ft

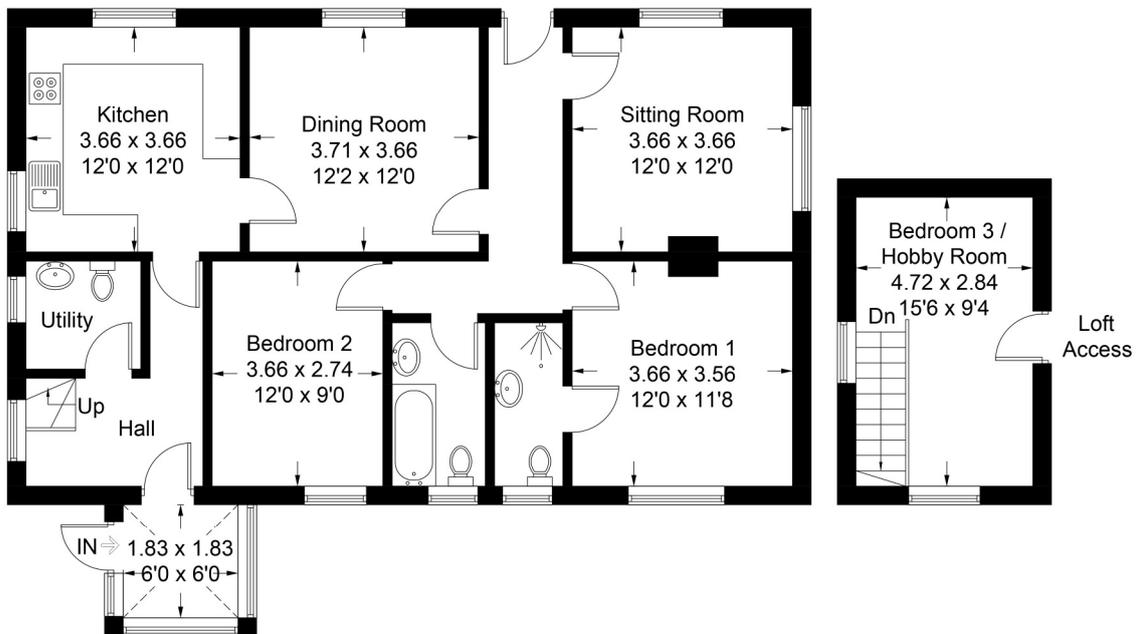


Outbuildings

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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 = E (Copy available from the agents upon request).

Council Tax Band C; £1,936.57 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

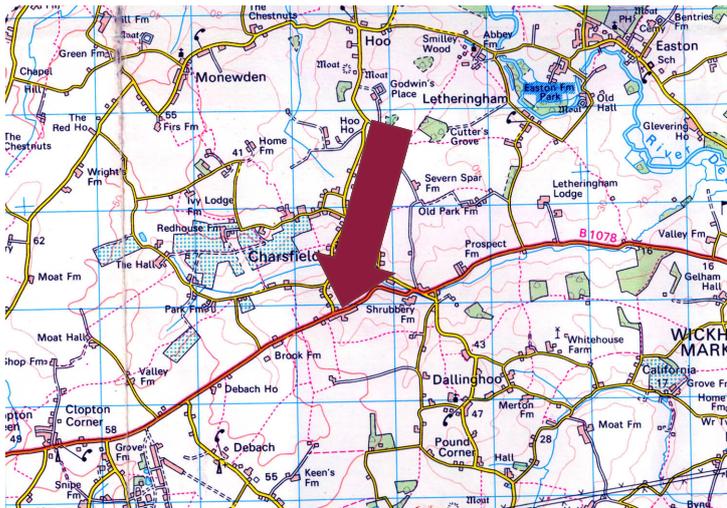
NOTES

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.

June 2025



Directions

From Wickham Market exiting on the B1078 towards Clopton, continue for approximately 3 miles entering the village of Charsfield. Proceed pass the turning on your right into the street and after approximately .5 of a mile take the next right where the property can be found immediately on the right.

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