

A spacious five double bedroom house enjoying a generous plot, set along Walnuts Lane and backing onto the playing fields in the centre of Wickham Market.

Guide Price
£820,000 Freehold
Ref: P7745/J

Field View House
Walnuts Lane
Wickham Market
Suffolk
IP13 0RZ



Entrance hall, 28' drawing room, sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom. Principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, three further double bedrooms, family bathroom and separate WC. Driveway and double garage incorporating boiler room. Established gardens and grounds of approximately 0.43 acres (0.17 hectares).

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Location

The property is set along Walnuts Lane, just off Dallinghoo Road and within a short walk of the centre of the village. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and recently re-opened pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

Built during the late 1980s/early 1990s by a local builder for his own occupation, Field View House is an individually designed, impressive and spacious house of its era. In all, the generous accommodation extends to approximately 3,800 sq.ft (353 sqm) with a double height entrance hall that is overlooked by a galleried landing, a 28' drawing room with gas fire that overlooks the westerly facing garden, a sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom on the ground floor. On the first floor is the aforementioned galleried landing, a substantial principal bedroom suite that incorporates a dressing area with Juliette balcony overlooking the adjacent playing fields and recently refurbished en-suite shower room. There is also a guest bedroom with en-suite shower room, three further double bedrooms, a family bathroom and separate WC.

Field View House enjoys a quiet and secluded position within the village, set some 100m back from Walnuts Lane and approached via a private driveway. Adjoining the property is the double garage incorporating a boiler room. The garage can also be accessed from the entrance hall, as well as a generous tarmac driveway for the parking and turning of vehicles. The mature and established gardens surround Field View House, with the principal garden area facing almost due west and therefore enjoying the sun for much of the day and into the evening. The drawing room makes the most of this, with large, fully glazed sliding doors that open onto a patio area. In all, the gardens and ground extend to approximately 0.43 acres (0.17 hectares).







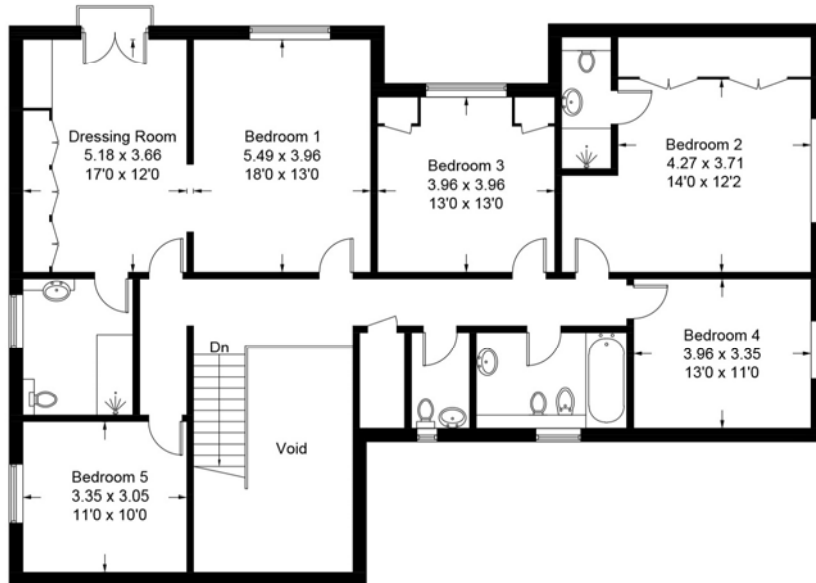




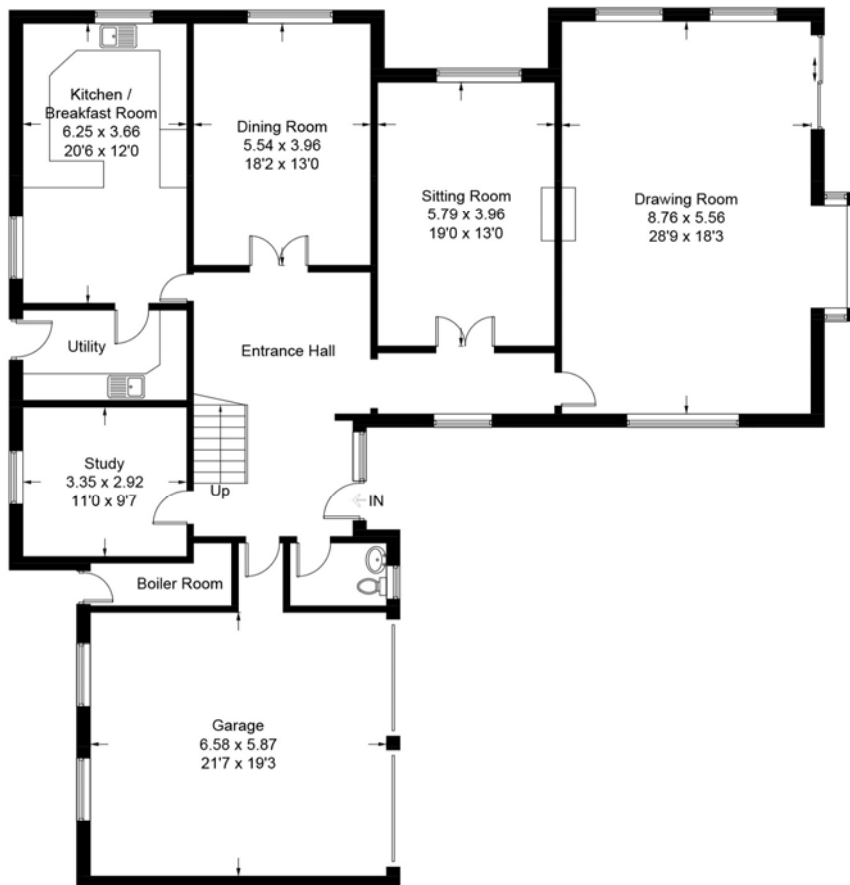


Field View House, Wickham Market

Approximate Gross Internal Area = 391.8 sq m / 4217 sq ft
(inc. garage)



First Floor



Ground Floor

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Produced for Clarke and Simpson





Site Plan - Indicative Only



Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas connected. Gas-fired boiler serving the central heating and hot water systems.

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 = C (Copy available from the agents upon request).

Council Tax Band G; £3,733.29 payable per annum 2025/2026

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

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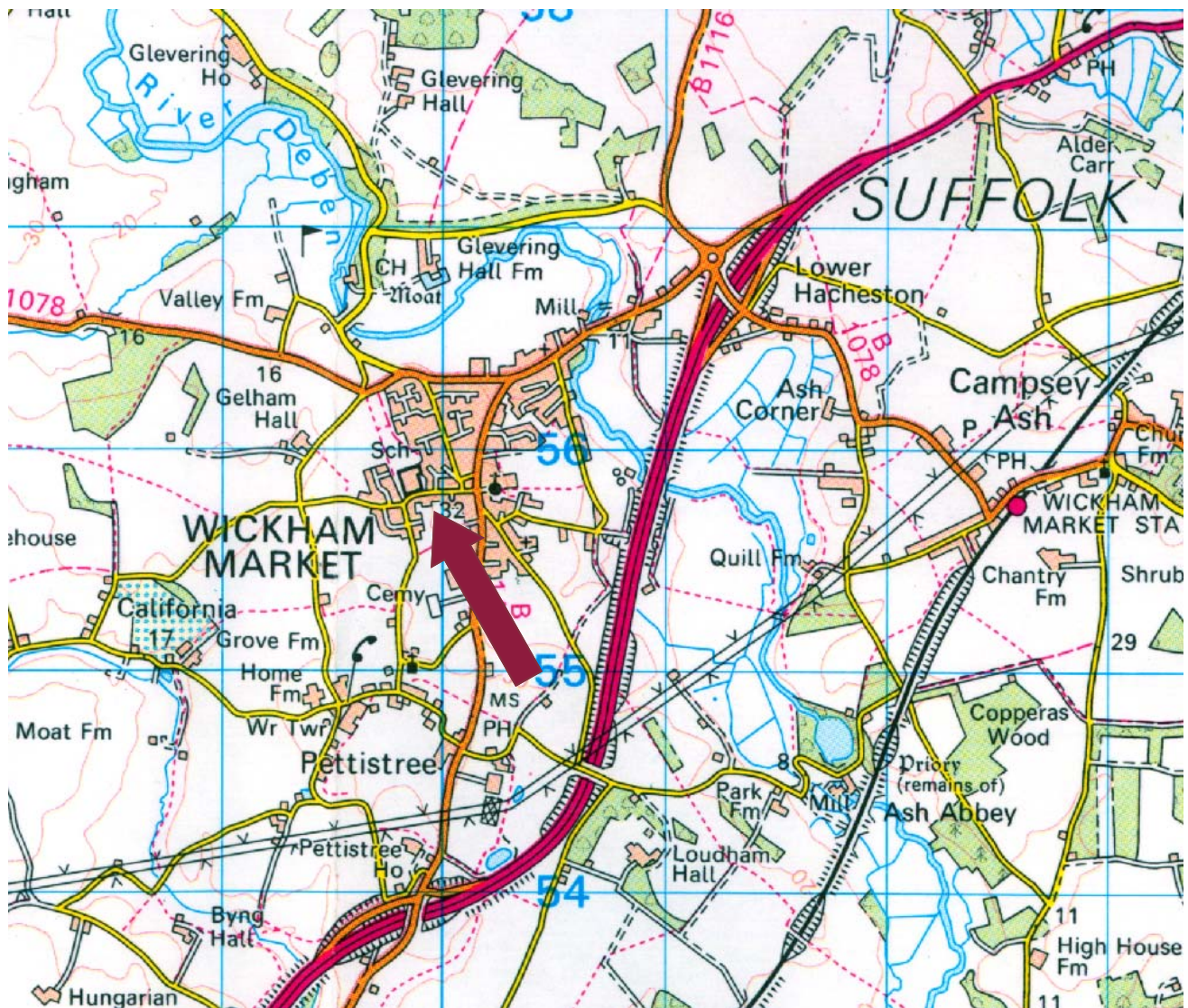
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. We understand that the driveway, from Walnuts Lane, falls under the ownership of Field View House, although this does comprise two Titles. We further understand, that a neighbouring property, Spire View, benefits from a right of way over part of the driveway. Please refer to Site Plan enclosed.

November 2025

Directions

From the centre of Wickham Market proceed in a westerly direction along Dallinghoo Road, taking the second turning on the left into Walnuts Lane. Continue along Walnuts Lane for a short distance, and the entrance to Field View House will be found on the left hand side just before the turning into Willow Tree Close.

What3Words location: /// axed.panicking.locate



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