



The Cedars,
Offton, Suffolk.

DAVID
BURR



1 The Cedars, Offton, IP8 4RB.

Offton is a pretty, rural village offering a range of local amenities including public house, village hall and St Mary's Church. The neighbouring village of Somersham offers a primary school and community run shop providing groceries, newspapers and tea shop and a popular community public house. There are two excellent farm shops within 10 minutes' drive. Needham Market (5 miles) offers an array of shops and restaurants and the county town of Ipswich (8 miles) provides an excellent ranging of schooling, shopping, recreational and cultural facilities. The Rivers Deben and Stour for sailing and watersports are only 30 minutes' drive. There is convenient access to the A14/A12 for commuting and Stowmarket and Ipswich railway stations provide mainline links to London's Liverpool Street.

A charming and substantial four-bedroom detached residence presented to the highest of qualities throughout whilst occupying a generous and mature plot in the heart of this highly regarded Suffolk village. 1 The Cedars is a beautifully arranged home offering versatile accommodation approaching 2,400 sq ft, complemented by attractively landscaped gardens, excellent parking facilities, and a substantial garage block with external staircase to a large room above—ideal as a studio, office, or conversion (subject to any necessary consents). The property enjoys a pleasant semi-rural setting, with private, established gardens to the rear and a striking approach from the lane.

A substantial and versatile detached home of around 2,400 sq ft, set on a generous plot with meticulously landscaped gardens, excellent parking and a large garage block with studio potential in a sought-after Suffolk village.

ENTRANCE HALL: A welcoming space with bespoke staircase rising to the first floor and access to the principal reception areas. Cupboard under stairs for additional storage.

LIVING ROOM: 27'11" x 16'5" (8.50m x 5.00m) A superb, particularly spacious triple-aspect room with external door opening to the side garden and a central fireplace providing a natural focal point of the room.

DINING ROOM: 20'0" x 12'10" (6.10m x 3.90m) A formal entertaining space with dual aspect windows allowing natural light to flood in. Doors connecting to both the kitchen and entrance hallway. Wood flooring.

KITCHEN/BREAKFAST ROOM: 25'3" x 12'6" (7.70m x 3.80m) Thoughtfully arranged into two distinct yet connected zones, the kitchen offers a superb balance of practicality and sociable living. Fitted with an extensive range of contemporary wall and base units beneath sleek work surfaces that incorporate a dual-basin sink with mixer tap and drainer, while a continuation of the worktop forms a convenient breakfast bar—ideal for informal dining or morning coffee. Integrated Miele appliances include an eye-level double oven,

warming draw and grill, with space for a cooker beneath an extractor hood. A tiled floor flows seamlessly through to the adjoining dining area, where additional cabinetry provides further storage and worktop space, including a designated spot for a wine fridge. French doors open directly onto the rear garden, extending the living space outdoors and offering excellent potential for alfresco dining. A side door provides external access to the driveway and garage.

STUDY/SNUG: 9'10" x 8'10" (3.00m x 2.70m) Ideal as a home office or quiet sitting area with views of the rear garden.

CLOAKROOM: Fitted with a WC and wash hand basin, conveniently positioned off the hallway.

First Floor: Landing

A bright central landing giving access to all bedrooms and the family bathroom. With a built-in cupboard for linens and a picture window framing the rear garden.

MASTER BEDROOM: 20'8" (max) x 12'6" (max) (6.30m x 3.80m)

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A delightful, generous principal bedroom with a pleasant dual aspect and having door to the En-suite.

EN SUITE SHOWER ROOM: Fitted with a modern suite comprising shower cubicle with part tiled surround, WC, and wash basin.

BEDROOM TWO: 13'1" x 8'10" (4.00m x 2.70m) Another charming double bedroom with dual aspect overlooking the garden, with a slightly L-shaped configuration.

BEDROOM THREE: 13'0" (max) x 10'9" (max) (3.97m x 3.28m)
A double bedroom, also offering a side aspect of the garden.

BEDROOM FOUR: 12'10" x 8'10" (3.90m x 2.70m) Of similar size to bedroom three and being a bright double bedroom with side aspect.

FAMILY BATHROOM: A spacious room fitted with a panelled bath having central mixer tap and shower attachment, WC and wash hand basin.

Outside

The property is set well back from the road behind an expansive brick-paved driveway, offering ample off-road parking and access to a generous double garage/workshop with twin up-and-over doors, power, lighting, and a personnel door to the side. An external staircase leads up to a versatile first-floor room measuring over 30ft in length—ideal as a home office, studio, or hobbies space, and offering potential for guest accommodation (subject to any necessary consents).

The rear garden is a genuine delight and a particularly attractive feature, comprising a large expanse of lawn interspersed with mature shrubs, specimen trees, and well-stocked planting beds. A series of well-placed paved and decked terraces provide ideal areas for outdoor dining and entertaining, centred around an idyllic raised pond / water feature with adjoining seating area. All accessible from multiple points within the main house.

Nestled within the garden is an enchanting bar area & wood fired pizza oven—perfect for summer gatherings and evening entertaining. The garden is well screened by hedging and planting, creating a high degree of privacy, while a gated side access opens to a gravelled driveway area offering further parking and access to the rear, where a timber outbuilding and additional garden structures can be found.

SERVICES: Mains water and electricity are connected. Private drainage via Klargester. Oil fired radiator heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band G.

EPC RATING: B.

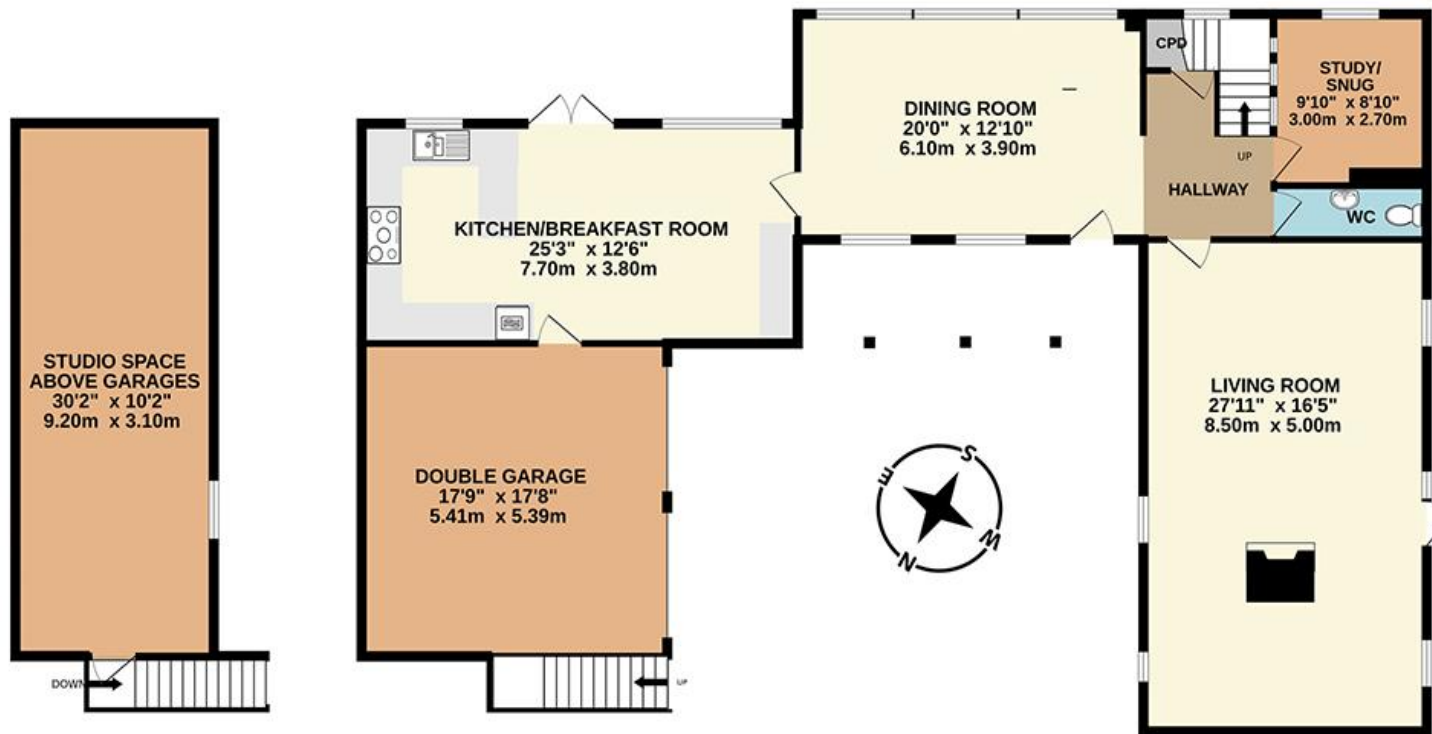
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



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TOTAL FLOOR AREA (approx.)

Accommodation: 2375 sq.ft (229.6 sq.m) - Garage: 312 sq.ft (29.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

