



**Church House
Ringshall, Suffolk**

**DAVID
BURR**



Church House, Lower Farm Road, Ringshall, IP14 2JE.

Ringshall is a peaceful village located approximately four miles south of Stowmarket and 13 miles northwest of Ipswich. The village is surrounded by beautiful Suffolk countryside, offering a tranquil setting for residents. Local amenities include a village hall that hosts various community events. The nearby towns of Needham Market and Stowmarket provide additional shopping, dining, and transport options, including rail links to London and beyond.

Church House offers over 2,500 sq ft of thoughtfully designed living space, ideal for modern family life. The open-plan ground floor features a generous main reception room that seamlessly flows into the dining area, creating an inviting space for both everyday living and entertaining. The full-height galleried reception hall adds a sense of grandeur, while the spacious kitchen, utility room, cloakroom, and study provide practicality and comfort.

A spacious and well-appointed family home nestled in the tranquil village of Ringshall.

Key Features:

- **Four double bedrooms, two with en-suites**
- **Open-plan reception and dining areas**
- **Full-height galleried reception hall**
- **Spacious kitchen with utility room**
- **Mature gardens with countryside views**
- **Juliette balconies to rear bedrooms**
- **Located in the peaceful village of Ringshall**

Church House, Ringshall is a well-appointed and generously proportioned family home, set within established grounds in the tranquil Suffolk village of Ringshall.

Church House offers over **2,500 sq ft** of versatile living space, designed with both family life and entertaining in mind. The welcoming reception hall, with its full-height galleried landing, sets the tone for the light-filled

accommodation that follows. A spacious main **reception room** flows into a formal dining area, complemented by a **sizeable kitchen, study, utility room** and cloakroom.

Upstairs, the galleried landing offers pleasant views and gives access to **four double bedrooms, two of which benefit from en-suite shower rooms**. The rear bedrooms feature glazed doors with Juliette balconies, enjoying elevated views across the established garden and open countryside beyond. A generous family bathroom completes the first-floor layout. The property is presented in excellent condition and has been maintained to a high standard throughout.

Outside

The property is set back from the lane with a spacious driveway providing parking for several vehicles and access to a detached double garage. The large rear garden is a key highlight – predominantly laid to lawn, edged with mature specimen trees and well-stocked shrub and flower borders. A generous paved terrace provides the perfect setting for outdoor dining and entertaining.

SERVICES: Mains water, electricity and drains. Oil fired central heating.

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

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AGENT NOTE: An insurance claim was previously made in relation to potential subsidence, and a root barrier was installed at the time. Supporting information can be provided if required

LOCAL AUTHORITY: Mid Suffolk District Council

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

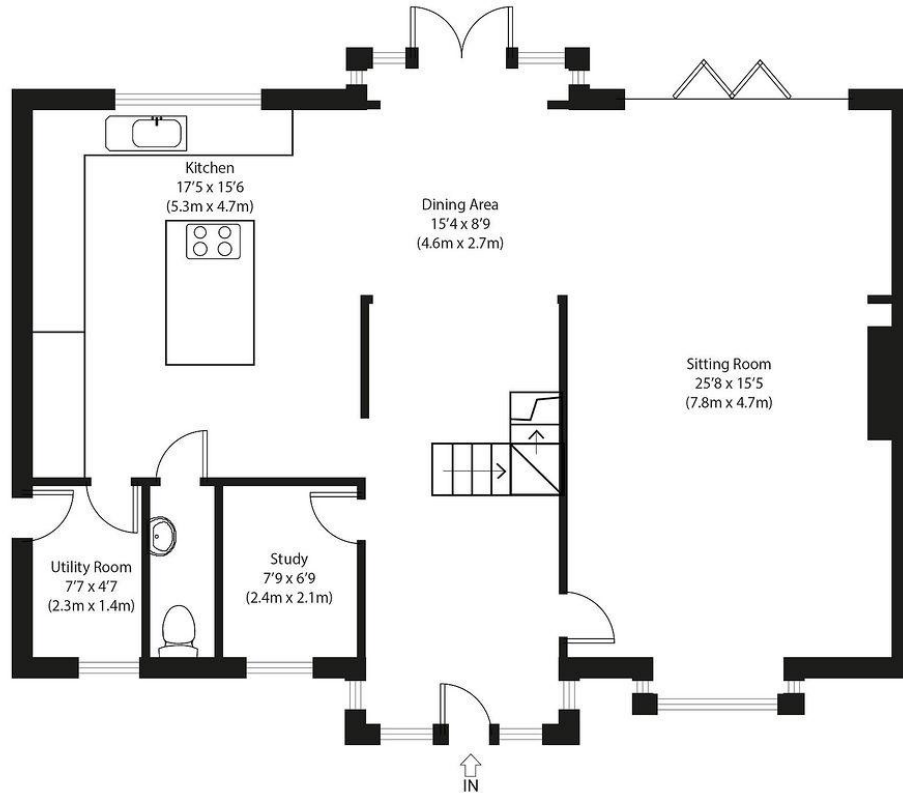
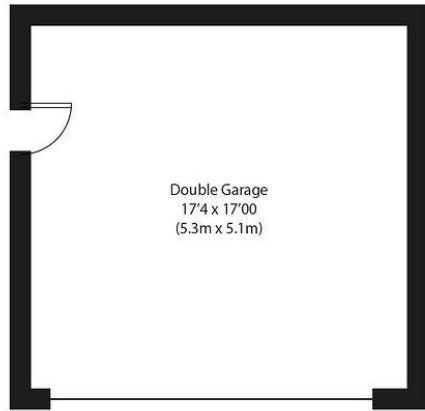
COUNCIL TAX: Band F.

EPC RATING: TBA

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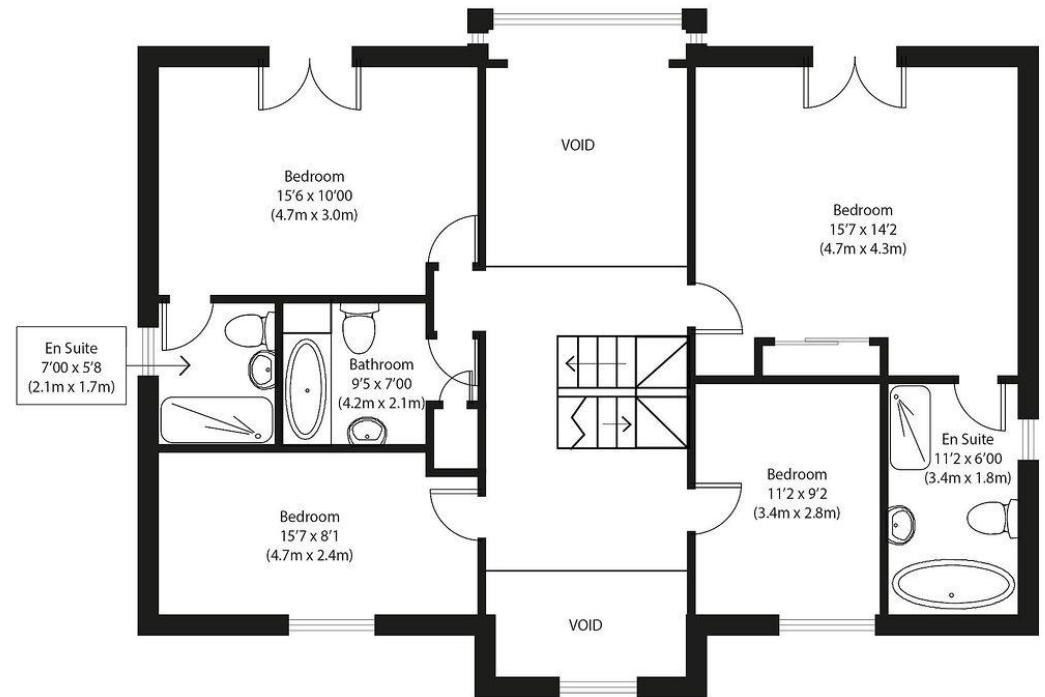


Ground Floor

Approximate Gross Internal Area
Main House 2230 sq ft (207 sq m)
Garage 300 sq ft (28 sq m)
Total 2530 sq ft (235 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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First Floor

