



3 Meadow House The Cedars, Offton, Ipswich, IP8 4RB £995,000

This Georgian-style detached family home, located on the fringe of Offton, boasts elegant proportions, high ceilings, and large sash-style windows, characteristic of its architectural style. Situated in a private turning of only five homes, it offers tranquility and exclusivity. The ground floor revolves around an impressive reception hall, ideal for entertaining, leading to a spacious sitting room with French doors to the garden, a snug/study, and a dining room. The kitchen/breakfast area connects seamlessly to the dining room and a remarkable garden room.

Upstairs, a spacious landing leads to the generous primary suite with stunning views, a contemporary en suite, and a dressing room. Additionally, there are four further bedrooms, one en suite, and a luxury family bathroom with a feature bath.

The property's mature gardens, extending to about 0.7 of an acre, envelop the house, enhancing its privacy and beauty, making it an idyllic retreat for modern family living.



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OFFTON

OFFTON is a small village of less than 350 houses to the west of Ipswich and lying between Hadleigh and Needham Market. The parish boundaries are shared with Elmsett, Naughton, Nedging, Wattisham, Great Bricett, Ringshall, Willisham, Nettlestead, and Somersham.

RECEPTION HALL: 23'4" x 14'11" (7.13m x 4.55m)

Inviting, light and airy welcoming introduction into this beautiful property. The hallway includes window to front, wood flooring and stairs to first floor.

Door to...

LIVING ROOM: 23'4" x 13'1" (7.13m x 3.99m)

Double glazed window to front side and two sets of double doors to rear garden, log burning fire place, radiator.

CLOAK ROOM:

Low-level WC, Vanity unit

STUDY: 11'11" x 10'0" (3.63m x 3.05m)

Window to front, wood floors, feature fire place, with spot-lights and radiator, built in book case.

DINING ROOM: 14'11" x 11'1" (4.55m x 3.38m)

Double glazed doors overlooking rear garden, wooden flooring, radiator

KITCHEN/BREAKFAST ROOM: 23'5" x 15'3" (7.14m x 4.65m)

Double glazed window to front a range of base and eye level units, tiled flooring, spot lights, sink & drainer. space for double Range style oven and extractor, integrated dishwasher, space for fridge freezer.

UTILITY AREA:

Wall and base units, stainless steel sink and drainer, double glazed window to rear, door to rear garden, space for appliances, oil fired heater.

ORANGERY: 19'9" x 15'3" (6.02m x 4.65m)

Light and beautiful overlooking the lovely gardens, radiator.

GALLERIED LANDING:

With window to front, loft access, built in book case and doors leading to...

MASTER BEDROOM: 23'4" x 10'11" (7.13m x 3.33m)

Double glazed window to front, side & rear, radiator with opening to...

DRESSING ROOM: 8'9" x 6'9" (2.68 x 2.06)

Built in wardrobe, double glazed window to front

EN SUITE:

Double shower cubicle, his & hers vanity unit, low-level WC, double glazed window to rear

BEDROOM 2: 13'3" x 11'4" (4.04m x 3.45m)

Double glazed windows to front side, radiator door to...

FRONT:

Gated frontage providing ample off road parking, access to...

EN SUITE

Shower cubicle, hand basin, low-level WC, double glazed window to rear.

BEDROOM 3: 13'8" x 11'5" (4.17m x 3.48m)

Double glazed window to rear, radiator

BEDROOM 4: 10'2" x 10'0" (3.10m x 3.05m)

Double glazed window to front, radiator

BEDROOM 5: 10'0" x 9'7" (3.05m x 2.92m)

Double glazed window to front, radiator

BATHROOM:

Perfectly presented and recently updated including tin coated copper bath, sink with vanity unit under, low-level WC, shower cubicle, double glazed window to rear

GARDENS TO REAR:

Beautiful large mature, well kept gardens set in approximately 0.7 acres with stunning Cedar tree and breathtaking country side views. A footpath that runs at the side of the garden on the bank.

TRIPLE GARAGE:

Up and over doors

NEEDHAM MARKET OFFICE:

For more information or to view this property please call us on 01449 722 242

AGENTS NOTES:

The vendor informed us solar panels installed on the rear of the property generate about £2k of income a year at the current rate.

