



Farm View
Wickham Road | Finningham | Suffolk | IP14 4HT

MODERN HOME, QUIET VILLAGE



Welcome to this bright, modern four-bedroom home.

In single ownership since its 1995 construction, the house has recently had a transformational L-shaped extension wrapped around one end which almost doubles the original ground floor space.

This peaceful village location cannot be overstated but, should you need to travel for work, Stowmarket and its rail line to Liverpool Street is just 15 minutes away.



KEY FEATURES

- A Superb Modern Home situated in the Village of Finningham, near Stowmarket
- Four Bedrooms; Three Bath/Shower Rooms
- Two Reception Rooms including a Stunning Garden/Dining Room
- Home Office/Study
- Contemporary Wren Kitchen with Integrated Appliances and Ground Floor WC
- Fully Equipped Log Cabin in Garden with Kitchenette and Shower
- Double Garage and Driveway providing Parking for Several Vehicles
- Fully Installed Alarm System and Cameras
- The Accommodation extends to 1,503sq.ft
- Energy Rating: E

Set up and back from the road, the house enjoys some privacy. This positioning also allows for four cars to park on the drive. Built in the traditional vernacular, the house has a comfortably familiar style – brick elevations under a tile roof with pitched dormer windows peeping out at the roofline. “It’s been a lovely family house,” says the owner who is sorry to be leaving the home she has owned since it was built in 1995. In recent years, the owners have made some well-planned improvements and extensions to create the expansive home you see today.

Step Inside

Entry is into a central hallway. On your left is the sitting room. With an area of over 230 square feet and its main window facing south, this is a large bright space. Original boards underfoot enhance the lateral dimensions. A brick chimney rises full height, in its hearth a clean and practical electric log-burning stove. The owners point out that, if you prefer the real thing, re-opening this chimney to accommodate a log-burner would be a quick and simple job. The sitting room opens out to a stunning garden room, part of the generous extension of the past few years. The exposed structural oak beams and honey-coloured American oak flooring add a warm dimension to this sunny room where light floods in through windows along two sides as well as down through two rooflights. The owner loves entertaining and so this glorious space is currently used as a dining room. “It’s really lovely at dusk when the solar lights outside come on,” she says. And indeed, with so much glass, the room feels almost a part of the garden. French doors lead outside to the walkway which runs around the back of the house.





KEY FEATURES

Principal Perfection

From the garden room, you can enter the principal bedroom and its en-suite bath/shower room which make up the rest of the new extension, built on the site of the original garage. The brick chimney, once the exterior wall, has been thoughtfully retained as a feature wall in this generous room. Attached to the bedroom is a dressing room with ample hanging space and beyond it a splendid bathroom. "Bathrooms are important," the owner says, and she clearly means it. In here are twin basins and mirrors, a large glass shower stall and a huge double-ended tub from where, recumbent, you can gaze out at the stars which, incidentally, make a better-than-average appearance in this "dark village" (villagers voted to limit street lighting).

Contemporary Entertaining

Across the hall is a smart contemporary kitchen. The owner loves entertaining guests, and this kitchen will certainly support anyone who enjoys cooking for company. Installed by Wren, the space is sleek with smooth grey cabinets, quartz countertops and modern appliances, not least of which is a built-in wine fridge – music to the ears of any wine enthusiast. Also downstairs is a home office and a WC.

Explore Upstairs

Upstairs, two double bedrooms and one single are served by two bathrooms, one of which is en-suite. The en-suite shower room was a recent renovation of just three months ago and the family bathroom features a similarly large and luxurious tub as in the principal bedroom en-suite on the ground floor. Families with older children may well enjoy leaving the teenagers to their own space up here while they sleep at a remove downstairs. Alternatively, the new master bedroom would make excellent guest accommodation. There's much flexibility of use on offer here.

The Outside

Designed by a professional gardener, the unusual garden is something of a treat. A central circle of fat yew hedges, waist high, surrounds a large sheltered seating area. Inside this round oasis is an almost meditative atmosphere of calm and privacy as well as shelter from the wind. Outside the circle, a fully equipped log cabin (power, water, kitchenette and shower) offers ideal overflow accommodation, whether as a work-from-home space conveniently separate from the house or as guest quarters. You might even install a sauna in here! In front of the house a sheltered courtyard tucked between the house and the new double garage is a wonderful heat trap, getting sunshine all day on its east-west axis.





















INFORMATION



On The Doorstep

A friendly village with an active community group, Finningham enjoys a tranquil spot in the River Dove valley. Country walks are on the doorstep and The White Horse pub serving real ales is just a few steps away. Just half a mile hence is Finbow's Yard which hosts a number of businesses including House of Suffolk distillery, home of Betty's Gin, and EmZo cafe. With DIY and antiques retailers, it's especially useful for the home. Despite being nestled deep in beautiful Suffolk countryside, the location is surprisingly well connected. "It's rural, but not too rural," say the owners.

How Far Is It To

The arterial A140, running between Ipswich and Norwich is a few minutes' drive away. Meanwhile Stowmarket (7.5 miles) with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 15 minutes away. From here are fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge. The historic market town of Diss (10 miles) provides a generous selection of shops and amenities. Diss station also runs frequent, direct rail connections to London (90 minutes) and Norwich (20 minutes).

Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. Take a left hand turn signposted Gislingham. Follow this road for some distance into the village of Finningham and at the cross roads by the village pub take a left hand turn onto Wickham Road. The property will be found a short distance along on the left hand side.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [unable.train.recur](https://www.3words.com/)

Services, District Council and Tenure

LPG Central Heating, Mains Water, Mains Drainage

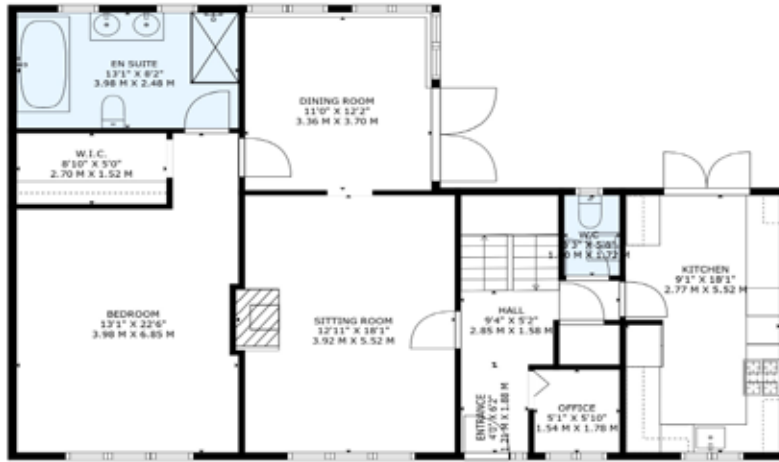
Mobile Phone Coverage -Vendors use EE and O2

Full Fibre Broadband Available -Vendors use Plusnet

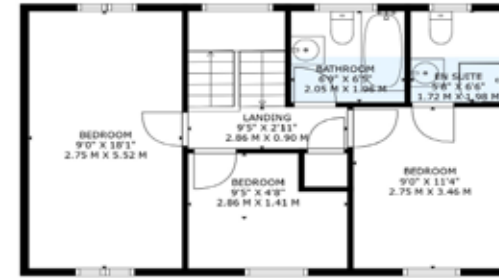
Please see www.checker.ofcom.org.uk for Mobile/Broadband availability

Mid Suffolk District Council – Council Tax Band D

Freehold



FLOOR 1



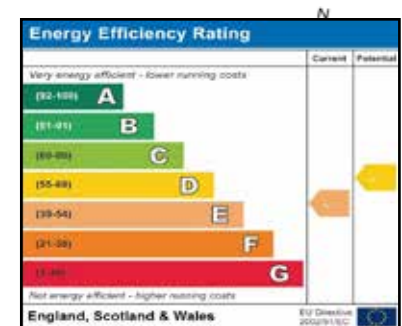
FLOOR 2



TOTAL: 1503 sq. ft, 140 m²
FLOOR 1: 1128 sq. ft, 105 m², FLOOR 2: 375 sq. ft, 35 m²
EXCLUDED AREAS: GARAGE: 341 sq. ft, 32 m², LOW CEILING: 133 sq. ft, 13 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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Fine & Country Diss
Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

