



The Pantiles  
Brandeston, Woodbridge | Suffolk | IP13 7AP

# EXQUISITE COUNTRY LIVING



This exceptional 5-bedroom detached home, set within 7 acres of immaculate grounds (STMS), combines luxury and privacy, all in a desirable village a stone's throw from Woodbridge and Framlingham. With almost 4,000 sq ft of beautifully presented living space, the property includes a grand principal bedroom with a Juliet balcony and dressing area, a spacious kitchen/breakfast room, a study, a sunroom, a sitting room and a formal dining room. Outside, you'll find a heated pool, BBQ area, triple garage, and two well-equipped workshops. Chain-free, this home offers an incredible lifestyle in a prime location.







# KEY FEATURES

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- A beautiful, detached Property featuring four reception rooms and five double bedrooms
- Sought after village location
- Approximately 7 acres of beautiful grounds (stms) including ponds, woodland and lawns
- Heated outdoor pool with current machine and BBQ area
- Triple garage
- Presented to an excellent standard throughout
- Possible equestrian use
- Close to the beautiful towns of Framlingham and Woodbridge
- Two large workshops with power, ethernet and electric doors
- Chain Free

Step inside a home that truly has room to breathe - nearly 4,000 square feet of space to be exact - all set within a sprawling 7-acre plot. Whether you're hosting a poolside party on the terrace or wandering through your private woodland, this home is made for those who love to entertain and embrace the great outdoors.

As you enter through the striking red double doors into the expansive, double-height reception hall, it's evident that this is a home that celebrates space and light. "I was immediately struck by how light and airy it felt," recalls the current owner. The sense of openness and natural light is remarkable and one of the defining features of this exceptional property.

## Entertaining Area

The ground floor features a spacious sitting room, with pocket doors that open wide into the dining room and adjoining sunroom, creating a perfect entertaining space. Whether you're hosting a big celebration or a casual get-together, the layout connects the rooms with ease, creating plenty of space to entertain. On warmer days, you can open the door from the sunroom to the attractive pool area and create a fantastic indoor-outdoor space. From pool parties to casual dinners, this home is designed to host, so prepare to become everyone's favourite party destination!

The generous kitchen/breakfast room is ideal for everything from a quiet coffee to lively family meals. The kitchen features stylish white cabinetry, polished quartz worktops and ample space for meal prep. An integrated two-drawer dishwasher makes light work of post-meal clean-up, while the 180-degree views of the garden from the dining area, offer a great spot to enjoy your morning coffee. Off the kitchen, you'll find a generous utility room, fitted with plenty of cabinets and plumbing for your washing machine and tumble dryer.

A further reception room, currently used as a study, opens onto the garden patio through double doors. It's a peaceful, inspiring space to work, with beautiful garden views sure to keep you motivated.





# KEY FEATURES

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## Exploring Upstairs

As you ascend the staircase, take a moment to appreciate the beautiful garden framed perfectly by the large window. The sense of space and light flows effortlessly throughout the first floor, enhanced by the open galleried landing that overlooks the generous hall below.

## Sleep Like Royalty

Prepare to be wowed by the large double-aspect principal bedroom which features extensive built-in wardrobes and cabinetry to one end. From here, the Juliet balcony affords gorgeous views of the gardens and beyond. The fully-tiled ensuite bathroom boasts double sinks, a large bath and all the privacy you need to unwind. The remaining bedrooms are generously sized, each with beautiful views of the grounds. A separate shower room with double sinks serves these bedrooms.

## Outside

There are not nearly enough superlatives to do the grounds of this property justice. Spanning approximately 7 acres (STMS), the gardens are a true delight. Secluded from view, the home is affectionately known as "The Secret House" by its owners, offering privacy and tranquillity. Wander past peaceful ponds brimming with wildlife, explore lush, wooded areas and admire the perfectly manicured lawns and hedges. Every corner of these gardens is a discovery waiting to be made, with a new scene to enjoy at the end of every footpath.

## A Splash Of Style

The heated outdoor pool and surrounding terrace are sure to be a hit with family and friends. Featuring Endless Pools technology that creates a current to swim against, it's perfect for a leisurely swim or a more challenging workout.

## Outside spaces for all

The grounds offer plenty of room to roam and are a fantastic playground area for children. Two mature groves of trees provide perfect places for adventure - one hides a raised wooden playframe complete with a fireman's pole, while the other features a whimsical rotatable orb, ideal for everything from quiet tea breaks to overnight camping adventures. Overlooking a pond there is a secluded summer house, a nice retreat to while away time or work from home.

## Equestrian Potential

For those with a passion for horses, there's ample space to build stables, paddocks, or even a menage. The large field is perfect for post-and rail fencing, giving you endless possibilities for creating your dream equestrian setup.





















































PANTILES























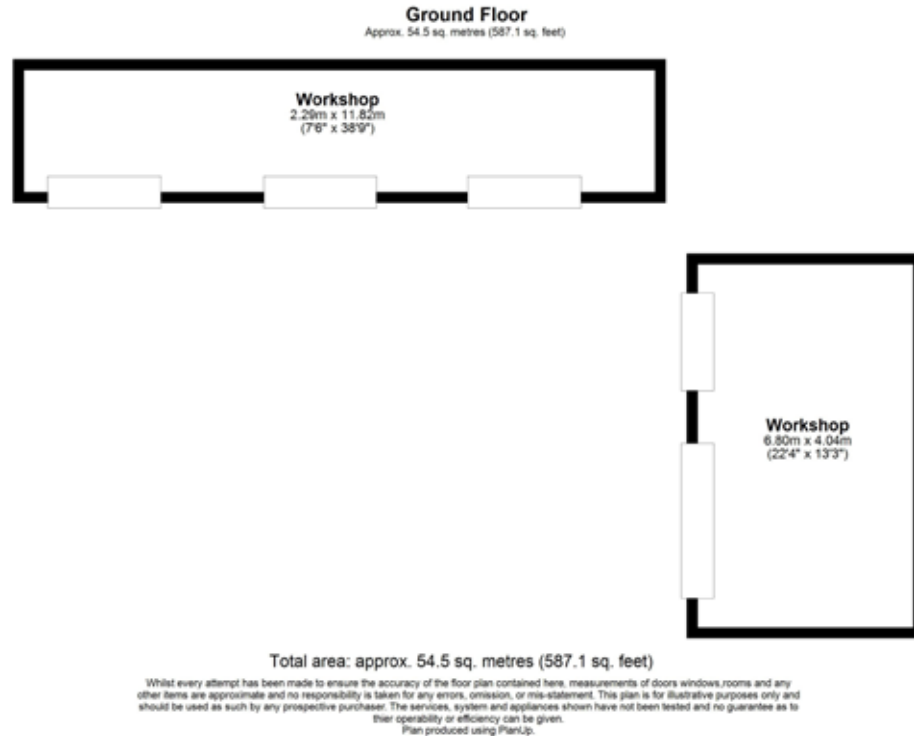








# INFORMATION



## The Outbuildings, Plan

### On The Doorstep...

Situated within the Deben Valley, a designated special landscape area, the picturesque village of Brandeston boasts a welcoming community spirit. With a lively schedule of events at the thriving village hall, there's no shortage of opportunities to meet new people and get involved. Families will also love the well equipped playground, tennis courts and playing field.

### How Far Is It To...

While the house offers privacy and the tranquillity of countryside living, it's also perfectly positioned. Just a short drive away are Framlingham (5 miles), a vibrant market town with an historic castle, and Woodbridge (12 miles), with its riverside walks and train station. Both offer an excellent range of bars, restaurants and independent shops, and both also have a selection of state and private schools. With Aldeburgh, Southwold and the Suffolk Heritage Coast on your doorstep, a seaside trip to the beach or the local nature reserves is easy. Ipswich is close by and from there London is only an hour away by train.

### Directions

From Diss head south on the A140 and turn left on to the A1120. Follow to Earl Soham and take a right onto Brandeston Road. In the village take the turning up Mill Lane on your left. After 150 metres the front gates are on your right. Follow the drive down to the feature metal gates, these will open on approach.

### What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...  
///stand.bonnet.glorified

### Services, District Council and Tenure

Oil Fired Central Heating  
Mains Electricity, Water & Drainage  
Broadband Available – There is Fibre to the Premises – current provider is BT - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for other providers  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check  
EPC D  
East Suffolk District Council - Tax Band G  
Tenure: Freehold

### Agents Notes

The swimming pool with Endless Pools technology has a new pump room and new heating. The property has an alarm system and CCTV. There is ethernet cabling to the workshops providing wifi across areas of the plot. Electric gates to the front and rear can be operated from a mobile phone. The property has road access on both Mill Lane and Mutton Lane.





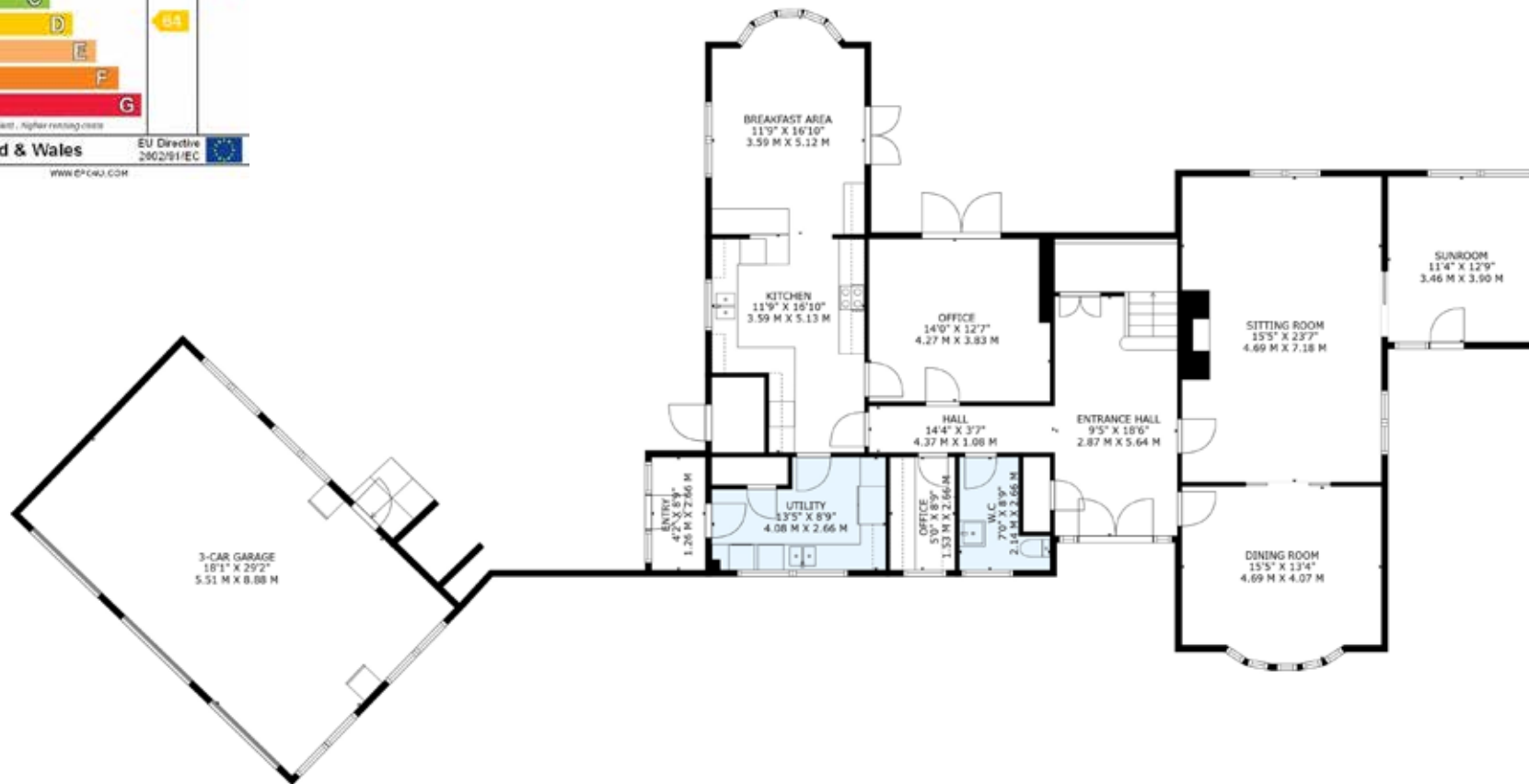
## The Outbuildings

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		<b>81</b>
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc.co.uk		



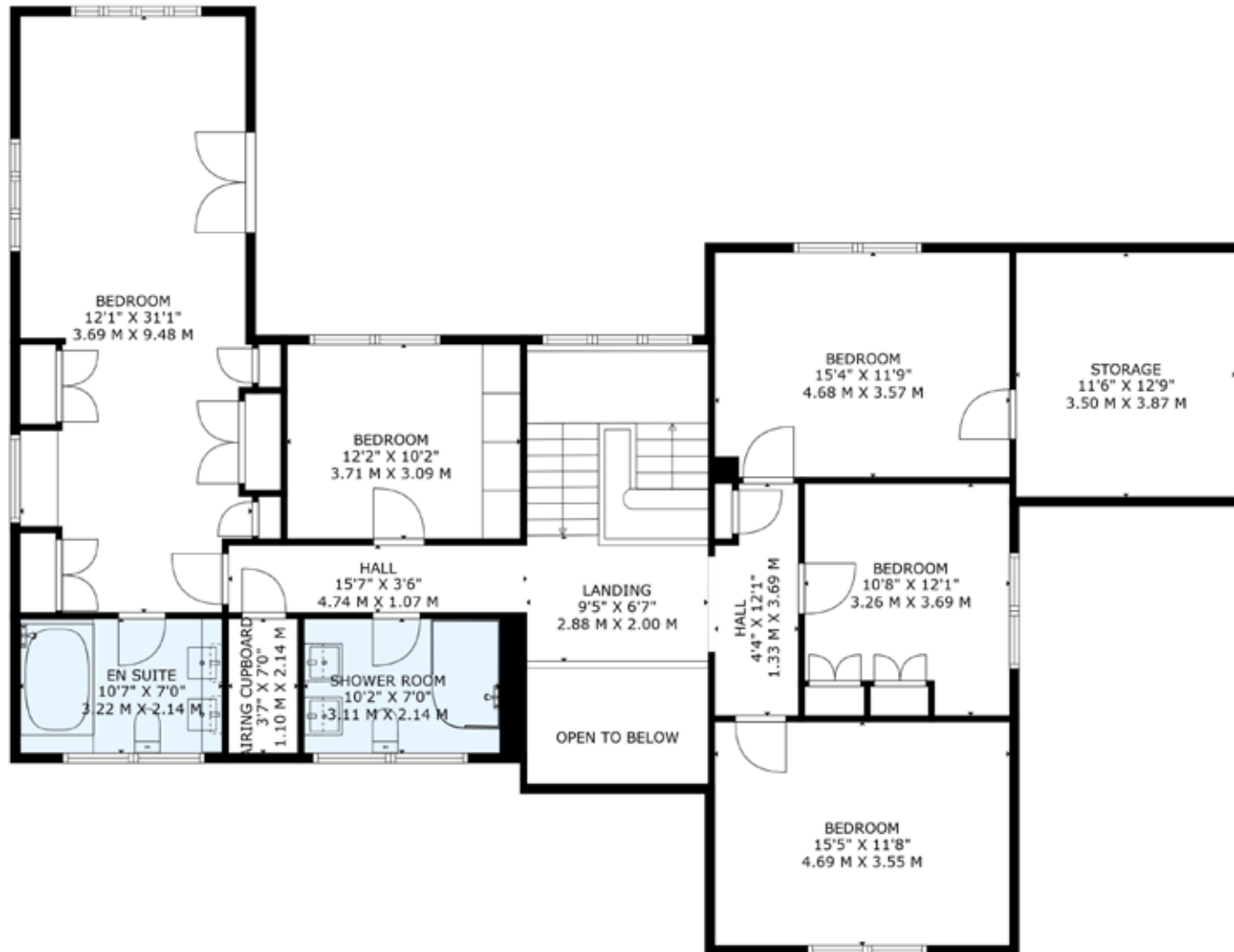
**TOTAL: 3832 sq. ft, 356 m<sup>2</sup>**  
 FLOOR 1: 2339 sq. ft, 217 m<sup>2</sup>, FLOOR 2: 1493 sq. ft, 139 m<sup>2</sup>  
 EXCLUDED AREAS: 3-CAR GARAGE: 528 sq. ft, 49 m<sup>2</sup>, OPEN TO BELOW: 60 sq. ft, 6 m<sup>2</sup>, STORAGE: 146 sq. ft, 14 m<sup>2</sup>

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



Main House, Ground Floor and Garage Block





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Main House, First Floor.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)