



Garnhams
Otley Road | Cretingham, Woodbridge | Suffolk | IP13 7DW

HI TECH EASY LIVING



This beautifully presented home is just 12 years old and boasts amazing easy to operate technical features making life relaxing here. This unique property is architect designed to the current owner's spec and is surrounded by farmland with complete privacy. With air source heat pump, solar panels and ample gardening space for self-sufficiency you can definitely live "the good life" here. A superb open plan kitchen diner with bifolds to the gardens, which includes a large pond, mature trees and thoughtfully planted shrubs and flower beds, an orangery and generous sitting room with cinema screen, this four-bedroom house offers something for everyone.



KEY FEATURES

- Unique, Architect designed four-bedroom detached property
- No near neighbours just country views
- An exceptional master suite with walk in wardrobe, large ensuite and balcony
- Huge bright and social kitchen/dining room, orangery, large sitting room and study/bedroom 5
- Future proof technology including solar panels, speaker cable, ethernet cabling and air source heating
- Fully adjustable whole house ventilation, air conditioning and heat recovery
- A plot of approximately an acre
- Electric gates with automatic plate recognition, intercom and video
- A short drive from the train links and amenities of Woodbridge, or the coast
- Chain Free

This immaculate tasteful home has a warm welcoming feel and has a great flow with social entertaining areas separate from study and utility workspace. Many a large family gathering has been enjoyed here with ample space for guests to stay in the four large bedrooms which include an extensive master suite. With lots of natural light flooding this house it can provide a haven on a dull winter's day as easy as a sunny afternoon on the terrace with a glass of wine watching the stunning sunset or even star gazing the huge Suffolk skies on a clear Autumn night from the first-floor balcony.

Step Inside

The layout of this impressive home is flawless and so well designed, with a ground floor where rooms flow well making entertaining easy. The spacious light and airy entrance hall immediately sets the tone with huge picture windows, and introduces you to underfloor heating and superb décor throughout this floor. The office or fifth bedroom is found immediately with shower room next to it making working from home possible in a quiet space or even an accessible ground floor bedroom with ensuite. Interesting, individual features include the Italian curved staircase and a curved bar area with a sink and storage.





KEY FEATURES

So Stylish and Well Connected

It's not just the layout of this home which must be seen, it's the incredible technical features that are easy to operate too. The whole house has a ventilation system with heat recovery and a water softening system whilst solar panels heat the hot water, and modern highly customisable lighting control. An air-conditioned, huge open plan kitchen dining room which has full length bifold doors framing the beautiful garden views and allowing light to pour in. provides access to the utility room and an air-conditioned larder. Adjacent to the dining area is a stylish curved bar behind which is the bar preparation area, fridge and storage area hidden behind doors. The dining space leads to an orangery and a substantial living room with a contemporary fireplace. The living room with warm wooden flooring and fabulous log burner has an inbuilt screen and a projector for film nights – perfect for snuggling on a cosy winter evening together.

Rooms with a View – Exploring Upstairs

A curved Italian staircase leads to an open balcony style landing and four double bedrooms all with inbuilt plumbing should future owners wish to put add an en-suite. The principal bedroom is twice the size of the rest and has a large bathroom containing a walk-in shower and a double bath, and his & hers sinks, accessed via a walk-in wardrobe. This bedroom has access to the balcony and a terrace for soaking in incredible Suffolk sunsets or clear starry nights and comet spotting. The terrace is also accessed by one other bedroom.

Step Outside

The drive and front garden are well lit and approached via electric gates supplied with intercom and video cameras with automatic number plate recognition for ease of access, and key fobs programmable at home. You can even set timings or issue PIN codes for deliveries! The garage can be accessed from the utility room as well as its electric main door with remote control. The front garden is mature and well planted but leaves room for new owners to make their mark. The back gardens house a large pond fed with water from the house roof, a greenhouse with power, lighting and irrigation tubing and land behind once used for chickens – a market gardeners dream. There is a garden shed and also a cabin with power to quietly spy regular wildlife visitors including woodpeckers, moorhens and pheasants plus the occasional deer and fox.





























INFORMATION



On The Doorstep

Cretingham is a pretty village nestled on the banks of the River Deben and the peaceful Suffolk countryside. The village itself benefits from a church, the highly respected pub, The Bell and a private rewilding site called Wildland which is over a 122-acre site with hundreds of mature trees, hedges, flowers, plants, shrubs and wildlife.

How Far Is It To?

Otley village is under a mile away, with an award winning post office and shop, doctors surgery, primary school and village hall. Brandeston village is 1.5 miles away and is home to Framlingham College Prep-school. Framlingham itself is just 5 miles and offers a comprehensive range of services and facilities including a supermarket, doctors' surgery, dentist, veterinary practice, garaging, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. Woodbridge is a short drive and the county town of Ipswich is just 15 miles, from where trains run to London's Liverpool Street in just 60 minutes. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, all within easy reach.

Directions

From Diss head south on the A140 to Earl Soham and turn left on to the A1120 to Framsdon. Follow Birds lane and turn right on to Otley Road. Follow the road south and the house is on your right.

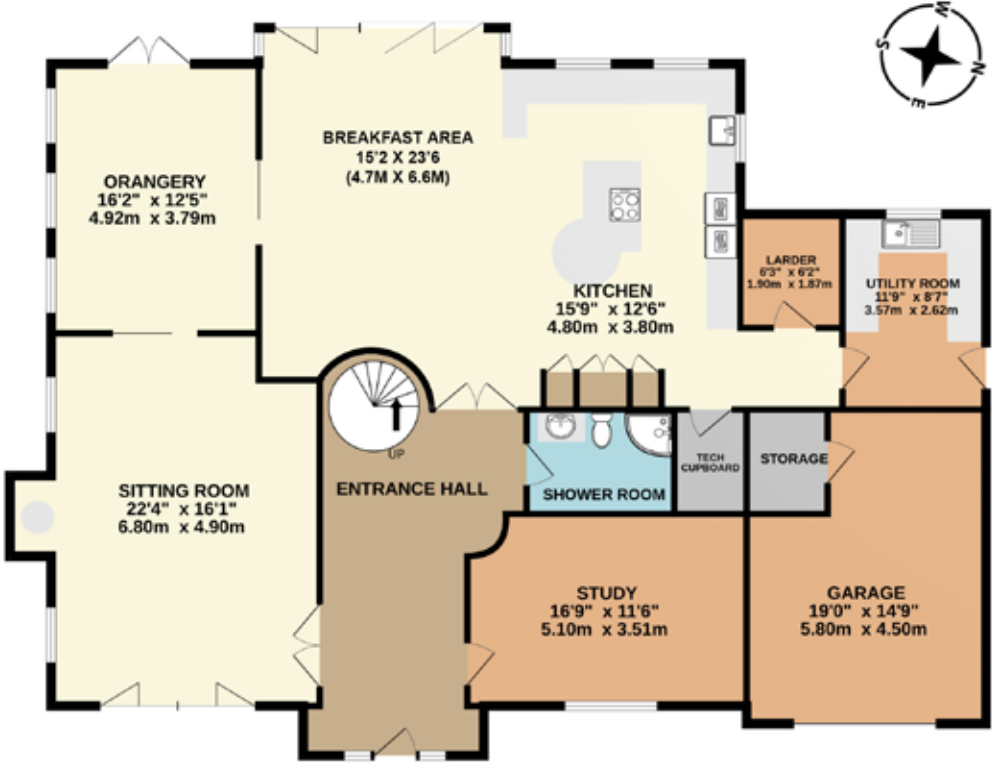
What Three Words Location

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... [///estuaries.ship.grabs](https://www.estuaries.ship.grabs)

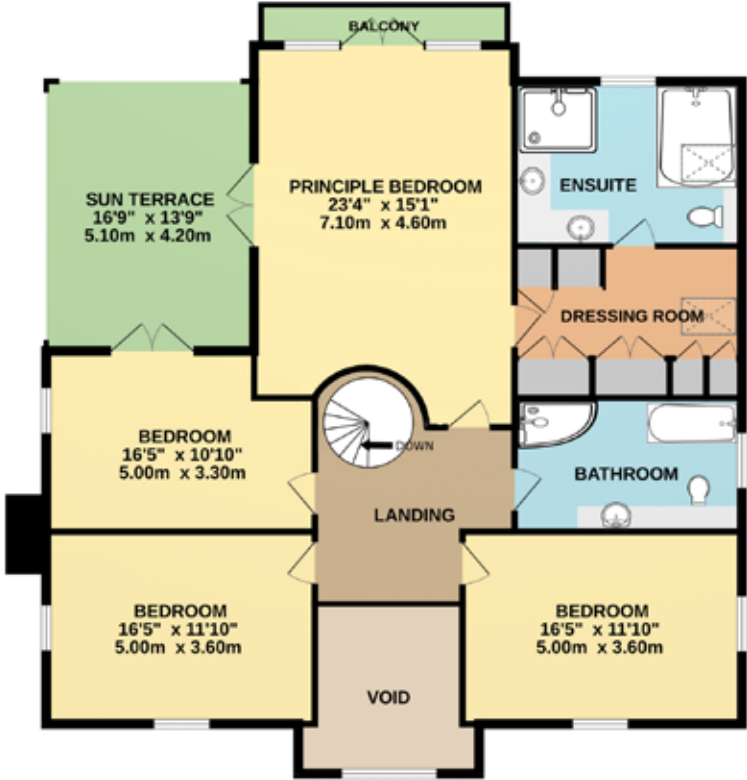
Services, District Council and Tenure

Air Source Heat Pump, Underfloor Heating
Mains Electricity & Water, Private Drainage – Water treatment plant
Broadband Available – Fully wired with ethernet cabling Cat5e. please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
East Suffolk District Council - Tax Band G

GROUND FLOOR
2114 sq.ft. (196.4 sq.m.) approx.



1ST FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



TOTAL FLOOR AREA : 3582 sq.ft. (332.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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