



Chilton House
Nedging Road | Nedging Tye | IP7 7HW

Green and Pleasant Land



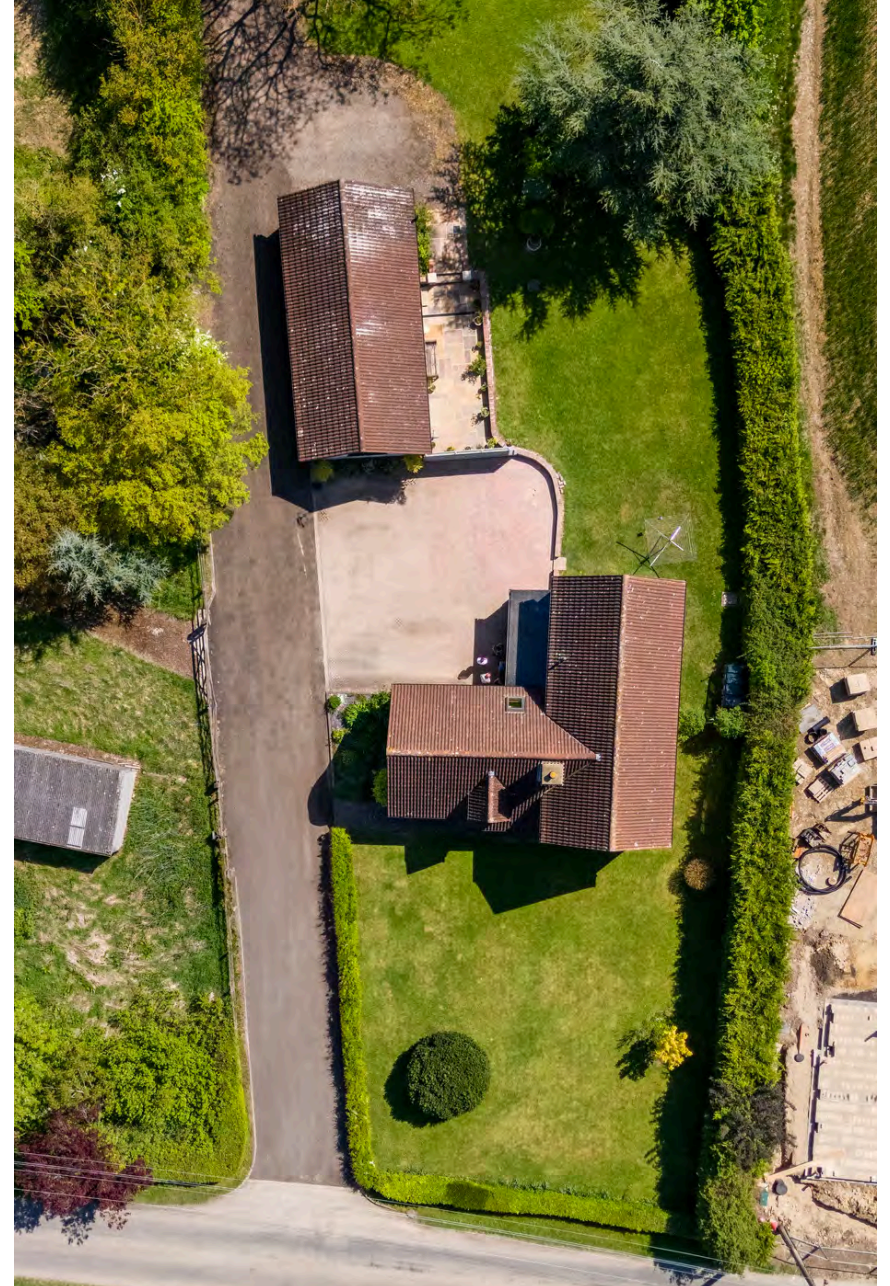
This stunning home was originally built in the early 1600's (Jacobean) and has been re-built and extended considerably to create a wonderful four-bedroom family home with a two-bedroom annexe, offering space for all the family to enjoy both inside and out. Positioned on a quiet road with two acres of private panoramic countryside views, yet with bustling market town amenities close, by you can absolutely enjoy country living to the full here.



KEY FEATURES

- Tranquil countryside setting
- Parking for several cars
- No chain
- 2 bed annexe
- Stunning views across open fields
- South facing garden
- New boiler
- New bathroom

The current owners purchased this home many years ago. Originally a derelict small farmhouse it has been completely stripped down to lay a damp proof course, add the kitchen, dining room and bedrooms above and of course a new roof all using the original materials where possible to retain the history in the home for generations to come. The beautiful brick flooring in the entrance hall was rescued from beneath concrete in the original lounge, re-laid and sealed and adds such a warmth to the home. Although now with every modern convenience you need, the house still has an abundance of character with original inglenook fireplace, now with huge wood burner, and ancient beams some of which are thought to be over 400 years old. The renovation included creating a two-bedroom annexe from the old garage which has been used to generate extra holiday rental income over the years.





Step Inside

From the driveway step into the utility and boot room – perfect when coming in from county walks and for muddy paws and boots. This leads to the internal hallway taking you to the kitchen with practical cushioned floor and every modern appliance you might need. Across the hallway is the dual aspect, light and bright dining room with a peaceful ambience and then a useful cloakroom. The unique, magnificent living room with solid oak floor, inglenook fireplace with wood burner, original ancient beams and triple aspect with wonderful views from every window is the icing on the cake and makes such a statement about the past history of this wonderful home.

Masterful Materials

The current owners have undertaken their improvements very sensitively using natural materials, which age beautifully, bringing their own history to the original structure. The original beams in the main house, recovered and repurposed bricks and solid oak flooring blend well with modern touches and the property has a welcoming friendly atmosphere throughout. The wonderful triple aspect, bright living room boasts weathered beams, solid oak wooden floors and a fantastic feature fireplace with huge wood burner, plenty of space for all the family to relax together. The farmhouse style kitchen cabinetry in a calm blend of muted tones, compliments the older features and countryside setting well yet offers appliances we all need for our modern busy lives including electric fan ovens and dishwasher plus a practical yet stylish utility/boot room with space for washing machine and tumble dryer. Even the main bathroom has a nod to past times with the gorgeous freestanding roll top bath but is set in low maintenance chic aesthetics. The bedrooms all offer thee weathered original beams creating a farmhouse atmosphere.





Family, Freedom & Fresh Air

This home flanked by stunning field views offers privacy and space inside and out. The enormous living room with space for hosting a crowd is the coolest room in summer, yet offers the cosiest corners in winter, snuggling by the fire. It offers a variety of areas to sit and chat, read or watch TV, all together or doing your own thing - the space caters for everyone. The beautifully converted annex, with separate oil tank and heating, has been used for holiday rental income and also for family to stay – with two bedrooms, open plan kitchen/family room and a large shower its ideal for multigenerational families, whether you are looking for one level living or just independent space. The gardens are spectacular providing options for green fingered gardening, putting up a goal posts or trampoline, or just enjoying nature. The sweet, peaceful patio at the top of the garden is a unique spot for entertaining and the current owners say “the sun is guaranteed most of the day in summer, then we move onto the grass, or round to the front of the house with a G & T to watch the sun go down”. The extended lawns have hosted many a children’s birthday party, with camping outside being so safe and private, and they have even had a marquee at the very end of the plot. This is an absolute gem of a conversion offering plenty of space for family life, for having sleepovers and all with the secret garden experience for children guaranteeing freedom to roam as well as being perfect for families with dogs and those who enjoy wildlife and the outdoors.

























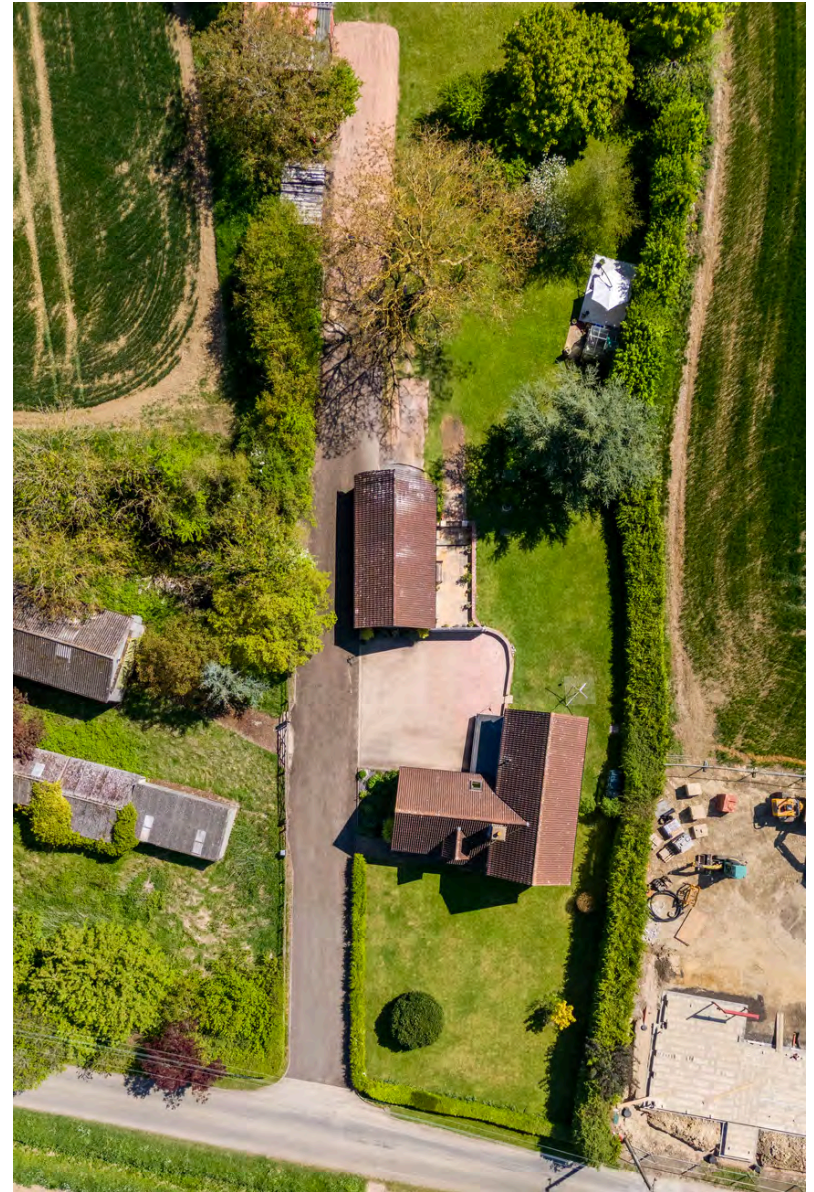


Step Outside

Set on a very quiet country lane the generous driveway provides parking for several vehicles, so there is never a problem when hosting a crowd. The front garden is mainly laid to lawn with mature trees and shrubs and would make a great “dogs area” and could easily be enclosed. The attractive and immaculate stone terrace to the rear is ideal for alfresco entertaining and for enjoying the peace this property affords; it includes a private space for the annexe although the partition fencing could easily be removed if needed. The lawns stretch away from the house offering a formal garden then onto grasslands which roll away like the fields that surround it. The far lawns are now left to rewild and attract a huge variety of wildlife including rabbits, muntjac deer, fox, badgers and birdlife including kites and buzzards - recently the owner was privileged to catch sight of a white-tailed eagle, a rare sight. Whoever the new owners are there will be something to love in this garden.

On The Doorstep

Nedging Tye is a picturesque village in Suffolk offering peace and quiet, country walks and fresh air. The village hall offers a huge range of community events including Beetle Drive, quiz nights, fish & chip nights, summer BBQ and amateur dramatic performances plus regular Tai Chi classes and an art club whilst the local pub is a wonderful interlude on a long country walk.



INFORMATION



How Far Is It To....

Just five miles away is the ancient market town of Hadleigh situated next to the River Brett between the larger towns of Sudbury and Ipswich. Hadleigh offers day to day amenities including shops, pubs, churches, schools and outdoor recreational facilities. Ipswich offers further shopping experiences including high street brands and independent stores plus a wide range of cultural, art and sporting opportunities as well as highly regarded schools in both the private and public sectors. There are excellent walks nearby in the Stour Valley and of course you are in Constable Country. Sailing is available on the Orwell and Stour estuaries and on the East Suffolk Coast and there are golf courses within easy reach at Hintlesham Hall, Stoke-by-Nayland and Brett Vale. For commuters Ipswich offers a mainline railway station giving direct access to London Liverpool Street, Cambridge, Norwich. Stansted Airport is just 60 minutes away and the main A12 to the south provides a link with the A14, the M25 and the country's motorway network.

Directions:

From Woodbridge: Head south on The Thoroughfare towards Market Hill.

Join the A12: At the roundabout, take the second exit onto the A12 southbound towards Ipswich. Continue on the A12: Follow the A12 for approximately 7 miles, passing through the outskirts of Ipswich. Take the B1078 Exit: Exit the A12 at the junction for the B1078 towards Needham Market and Hadleigh. Follow the B1078: Continue on the B1078 through the villages of Needham Market and Naughton. Arrive at Nedging Tye: Continue on the B1078 until you reach Nedging Tye. Turn onto Nedging Road: Turn onto Nedging Road. Chilton House will be on your left.

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage - Septic Tank

Broadband Available –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 – Band F

Tenure - Freehold

EPC - C

Agents Note: There is a covenant which states that the two bedroom annexe cannot be sold separately.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words

[///hawks.branching.grins](http://www.hawks.branching.grins)

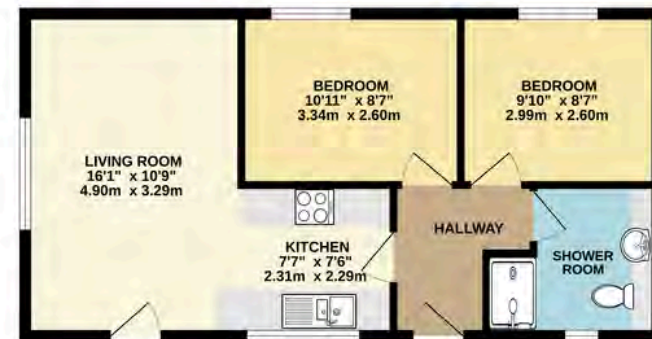
GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



ANNEXE
507 sq.ft. (47.1 sq.m.) approx.



F&C **TOTAL FLOOR AREA (approx.)**
Accommodation: 1720 sq.ft (159.8 sq.m) - Annexe: 507 sq.ft (47.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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