



Little Brook
The Street | Charsfield | Woodbridge | IP13 7PY

Work-Play-Unwind



Step into this beautifully presented four-bedroom family home offering a seamless blend of comfort, space, and modern convenience. This home boasts wonderful open countryside views and superb living spaces all within a vibrant village and close to commuter links.



KEY FEATURES

- Immaculate 4 bedroomed family home
- Fantastic kitchen/diner/family room
- 1/5th acre plot
- Stunning open countryside views
- Double Garage & Parking for 4 cars
- Double bifold doors onto patio
- Workshop

Set in a desirable rural location, this home offers tranquillity while remaining within easy reach of local amenities, schools, and transport links so whether you're working from home or commuting, this property offers the best of both worlds. The current owners, already living locally, wanted a village location in which to bring up their young family. This home was actually built by a local builder for his own family, and this is evident in the layout, finish, storage space and room sizing – perfect for family life and a home that can grow with you, being so versatile in use.







Step Inside

Stepping inside brings you into a lovely large entrance hall, tiled for practicality with cloakroom to the left and wonderfully spacious office to the right. This would make a great teens' lounge or playroom too if desired. Further along the hall to the left is the simply stunning family kitchen dining room. Recently added by the current owners, this superb space offers great flow and with a pop of colour to add personality. There is ample space for cosy sofa seating as well as a huge dining table to seat the whole family at Christmas. The central island offers relaxed bar seating, whether chatting to the chef glass of wine in hand, or the children having breakfast whilst lunches are prepped, or doing their homework. This is a sociable area, perfect for entertaining with two sets of huge bifolds opening to the expanse of terrace. A door from the kitchen leads to a handy utility room for laundry, offering lots of additional storage too. The dining zone offers double doors to the generous living room – making the whole space become one for parties or providing the chance to close the doors for some peace and quiet and a snuggle by the wood burner in the cooler months. This room has two sets of double doors opening onto the terrace, really bringing the whole area to together, inside and outside spaces joining as one.





Country Living at Its Finest

Though already built to hi spec the current owners made their mark by replacing the windows, creating the wonderful family room, and renovating very recently, the stylish and contemporary ensuite and main bathroom. The current owners spend time all year round in the family room. With the bifolds this is a go-to snug sofa space on a rainy afternoon, underfloor heating ensuring your warmth, doors open to enjoy the drama of a storm. The southwest facing huge windows allow swathes of sunlight to embrace this room, even on a bright chilly winter's day and the double height ceiling over the sofas here is a fabulous place for a tall Christmas tree. In summer you can fling open the doors, and enjoy fresh air inside or out, enjoying al fresco dining on the terrace, partying the day away. This home can evolve in use as the family grows – the open planned space has been a joy with little ones and now as children grow and move away, the area is a prime entertaining zone. The current owners have celebrated milestone birthdays and at time hosted 50 people here. This is also a wonderful home in which to unwind watching birds at dusk. The owners previously had a hot tub on the private terrace where they were privileged to observe owls on the hunt. With uninterrupted views of rolling countryside, children and pets can roam free along with wildlife visitors including deer, ducks, and a variety of birdlife.









Explore Upstairs

The stairs lead to a really spacious bright landing and to a fabulous principal bedroom with double wardrobes in a designated dressing space, plus chic ensuite with generous shower. The other three double rooms are all the same size with built in wardrobes so there is no arguing amongst the family regarding who has the bigger room, or the most storage. The family bathroom has two sinks making mornings and bedtimes smoother, and a shower over the bath, so bathing little ones is comfortable in this space.















Step Outside

Approached by a neat gravel driveway with ample parking and screened by mature hedging this home feels welcoming from the very outset. To the right of the driveway is a useful workshop which could be repurposed as a hobby or craft space if needed. The current owners have used the garage space as a gym and for storage so even this space offers versatility. The rear gardens have been creatively designed to make a feature of the babbling brook with clever decking acting as a bridge, and a huge expanse of terrace stretching the width of the home – a tranquil spot for a Sunday newspaper and an early morning cuppa. When without water, the rockery beneath the brook displays beautiful flowers, creating a splash of colour. Offering access from the kitchen /family room as well as the living room, this is a home that seamlessly blends outside and inside together and with the peaceful countryside backdrop, the terrace is a place where much of the summer is spent. The garden is mainly laid to lawn, so lots of space for children and dogs but punctuated with indigenous shrubs and hedgerows plants including sloes for making your own sloe gin! There is ample space too for green fingered enthusiasts to have veggie beds and a kitchen garden.

On The Doorstep

Charsfield is nestled in the Deben Valley, surrounded by tranquil Suffolk countryside and. The vibrant village life includes an active church community running events like cream tea afternoons, a primary school, and a village hall activity programme offering fitness classes, WI, 100 club, children's summer activity programme, flower shows and regular pub nights. The tennis courts are well maintained and supported so this welcoming village offers something for everyone – and if getting away from it all is the aim, then just enjoy the village footpaths, walking the dog across the fields and in picturesque countryside.





INFORMATION



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.. [///taxi.advantage.hiding](https://taxi.advantage.hiding)

How Far Is It To....

Nearby just 5 minute's drive away is the bustling market town of Wickham Market offering a large Coop store, and a 20 minute drive takes you to Martlesham with a large Tesco store. The pretty town of Woodbridge is nearby for shopping, eateries, and water sports, along with historic Framlingham with its castle. All these towns offer wider amenities and for commuters, Ipswich Town is just 11 miles away with rail links to London Liverpool St in approximately 70 minutes.

Directions:

Start in Woodbridge town centre. (7 miles - 15 to 20 minutes) Take the B1078 northbound, heading out of Woodbridge toward Grundisburgh. Go past Grundisburgh and continue on B1078 until you reach the entrance to Charsfield, descending the main hill through the settlement. Once in the village, look for the signs to your left that read "The Street"—a minor road running through the village. Drive a short distance along The Street until you reach Little Brook, a detached property just before the T-junction at the bottom of the hill.

Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

Suffolk Coastal District Council; Council Tax Band F

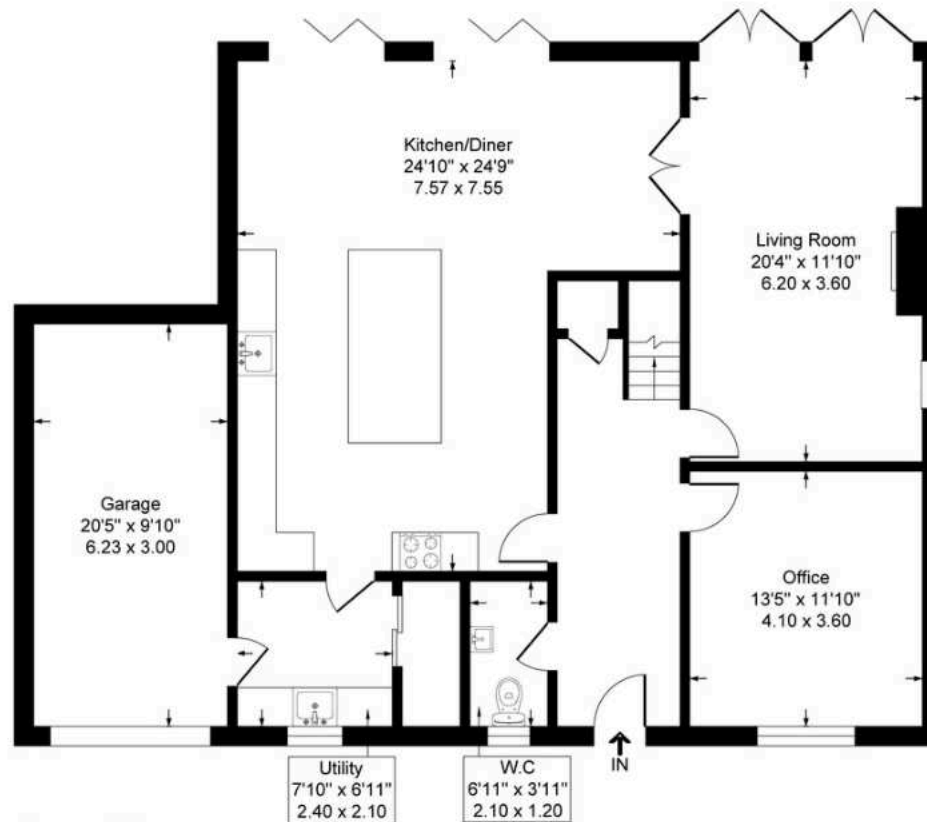
Freehold

FTTC Broadband Connection<https://www.openreach.com/fibre-checker>

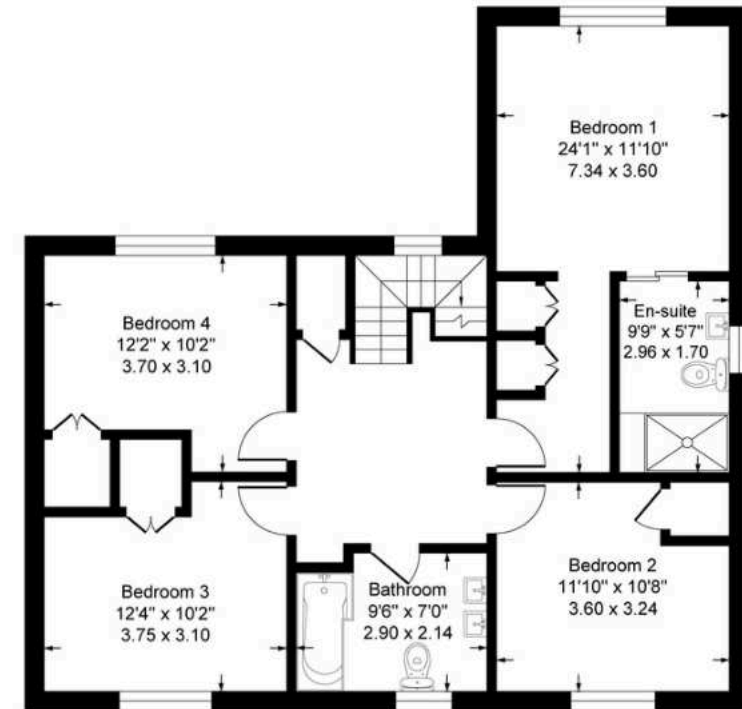
Mobile Phone Reception Very Good on all Networks, See Link to check [View mobile availability - Ofcom Checker](#)

Little Brook, The Street, Charsfield, Woodbridge, Suffolk, IP13 7PY

Approximate Gross Internal Floor Area = 213.1 sq m / 2294 sq ft

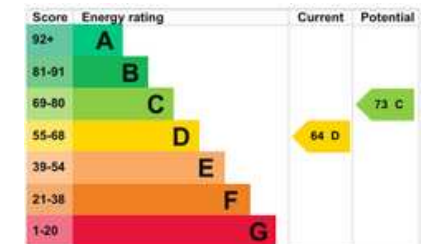


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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