



Jasmine House
Pettistree | Woodbridge | Suffolk | IP13 0HP

HOME OF CHARACTER AND QUALITY



This exceptional four-bedroom residence offers an ideal blend of elegance, functionality, and countryside charm, a truly special place to call home. Viewing is highly recommended to appreciate the space, light, and thoughtful design throughout, and with day-to-day amenities close by and a train station only 2.5 miles away, the good life truly beckons you here.



KEY FEATURES

- A beautiful four double bedroom detached property
- Two stylish en-suites and a family bathroom
- Beautiful imposing reception hall
- Large, sociable kitchen and dining area
- Double aspect living room with woodburner
- Spacious family room with new bifold doors
- Useful covered walkway between house and garage
- Double garage - Expansive gated driveway
- Large garden & grounds of approx. half an acre (stms)
- Scenic countryside views

Step Inside

Step into the imposing tiled entrance hall, where full-height glazing floods the space with natural light, setting the tone for the elegant and contemporary interiors that follow - just imagine the most enormous Christmas tree here, lights twinkling and warm welcome waiting. The home offers a wealth of well-proportioned rooms designed for both family living and entertaining. The dual-aspect living room exudes a comfortable warmth, an exposed brick fireplace with wood burner creating a charming focal point; the current owners have used this as a retreat in the evenings or in winter and tend to use the family room during the daytime in and in summer. An elegant dining room provides ample space for formal suppers, and this versatile room offers double doors to the family room, allowing the spaces to flow together, accommodating parties with a buffet on the dining table, connecting doors open and extensive family room bifold doors drawn connecting outside and inside beautifully. A door from the family room leads to the home office, currently used as a playroom - perfect for watching small children or closing the door to focus on work. The kitchen is connected too, allowing conversation with the chef and family chats whilst supper is prepared. The result is a bright, sociable hub with an abundance of workspace and storage, complemented by a pantry and utility room. The utility offers practical access to a covered walkway leading to the double garage - ideal during the colder months when unloading shopping, children or dogs, or returning home in wet weather.

Relax and Have Fun Stress Free

In 2023 the owners made improvements to the home including new doors to the front porch, front door, and utility room. The family room was made even more bright and light with the addition of new bifold doors and a new wood burner was installed in the living room along with heat shields meeting current regulations and certificates. The house stands currently with the same footprint as when it was built so if desired a garden room style extension across the back of the home would come under permitted planning. Outside, new electric garage doors and a side access door were added, and the driveway was widened with new gates erected providing a smart and easy welcome to the home. The current owners have had many a summer party where friends and family would arrive in motorhomes and the widened driveway allows motorhomes easy access, having had four park in the front garden along with other vehicles too.





KEY FEATURES

Exploring Upstairs

The gorgeous staircase winds its way to the first floor, overlooking the vaulted entrance hall. At each end of the landing is a large bedroom with its own ensuite shower room, and the two middle bedrooms share a family bathroom. This layout makes it ideal when guests stay over, and for teens or adult children it offers a little independence too.

Step Outside

Arriving at this beautiful four-bedroom detached residence, you are immediately struck by the sense of privacy. A sweeping, gated driveway leads to the property, (with double garage boasting two single electric doors and an electric roller pedestrian door) framed by mature trees and generous lawns, creating an unforgettable first impression. The property occupies an extensive plot of approximately half an acre and has lighting throughout adding to the ambience of evening entertaining. Multiple seating areas allow you to enjoy sun or shade throughout the day, whether enjoying the family room terrace, relaxing by the summer house or dining in its adjacent covered shelter, resting to take in the colourful display of spring bulbs, or tending to the large greenhouse (which has electric sockets and lights) and vegetable beds which have yielded a variety of produce over the years including potatoes, beans, and peas, with one currently given over to wild flowers, self-seeding beautiful displays in Spring and Summer. The summer house with practical tiled floor and electrics, has been used for extra sleeping accommodation providing a magical night outside yet protected from the elements. The shed adjoins the summer house – ideal storage for the ride on mower and garden furniture. The current owners have enjoyed intimate barbecues at the front of the house by the covered walkway, still secluded and shielded by mature trees and hedging, and loved watching the sunset, with the light glinting through the walnut tree. The gardens have been designed for both leisure and practicality – perfect for family life, entertaining, or simply soaking up the tranquil rural setting.

On The Doorstep

Pettistree is a small peaceful village in rural Suffolk and within walking distance from this home is the pretty church, children's nursery, and the renowned Greyhound, a must visit for foodies loving fine dining. The Village Hall hosts regular courses and activities whilst Vida Haus Wellness Centre offers Pilates, Yoga and has its own plant-based café. The open countryside provides safe environment for family walks and cycle rides and nearby Wickham Market offers plenty of day-to-day amenities including doctors' surgery, Co-Op supermarket, recently reopened traditional pub The George, post office, and takeaway restaurants. Well regarded primary schools are found in both Wickham Market and Charsfield.





























INFORMATION



How Far Is It To?

Just 15 minutes away is Martlesham with a large Tesco store whilst bustling Woodbridge is only 5 miles away for shopping, eateries including The Unruly Pig, and train station with links to London. The current owner often cycled just 2.5 miles to Melton to pick up the train line – so commuting can be very relaxed. Ipswich Town is also just 10 miles away with rail links to London Liverpool St in approximately 70 minutes. For days out Aldeburgh and Southwold beaches are in easy reach along with Framlingham Castle. Further state and private schooling can be found in Woodbridge, Holbrook, and Framlingham.

Directions:

From Woodbridge head north on the A12 and take the turning towards Wickham market on the B1438. Take a left onto The Street into Pettistree and the property is on the right.

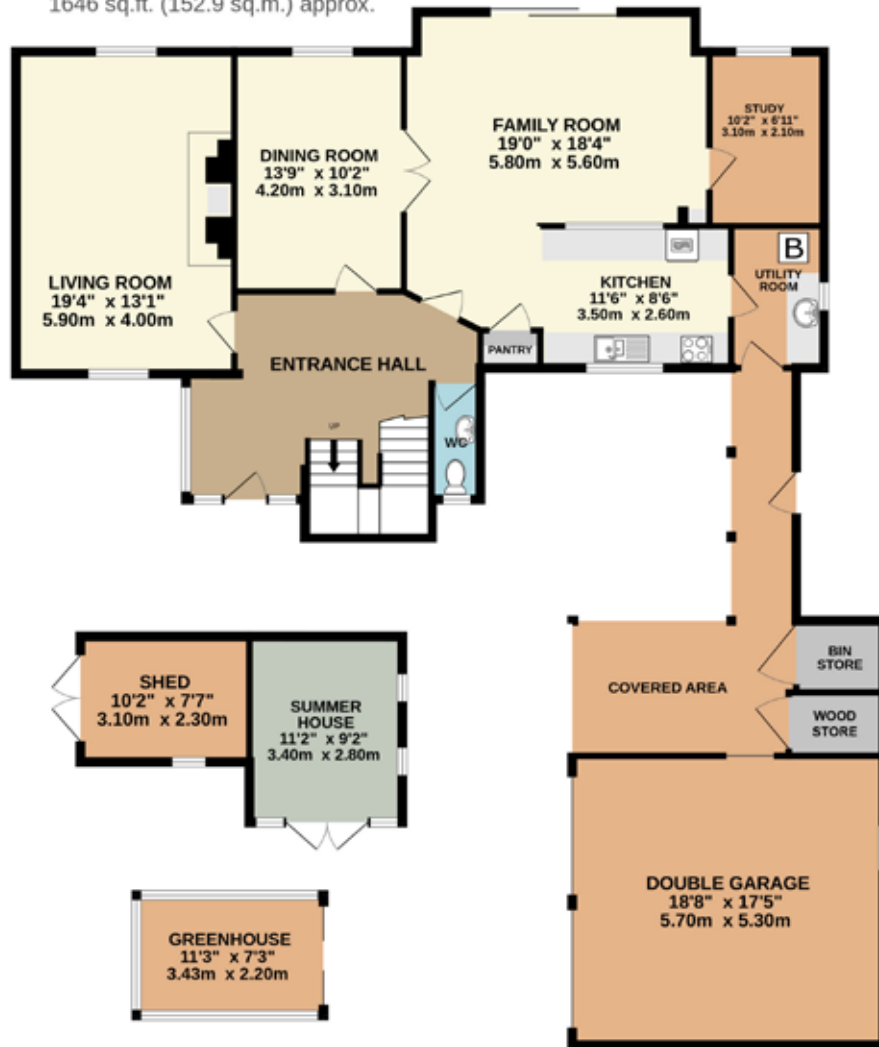
What Three Words Location

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... What 3 Words Location /// pulsing.dealings.subsystem

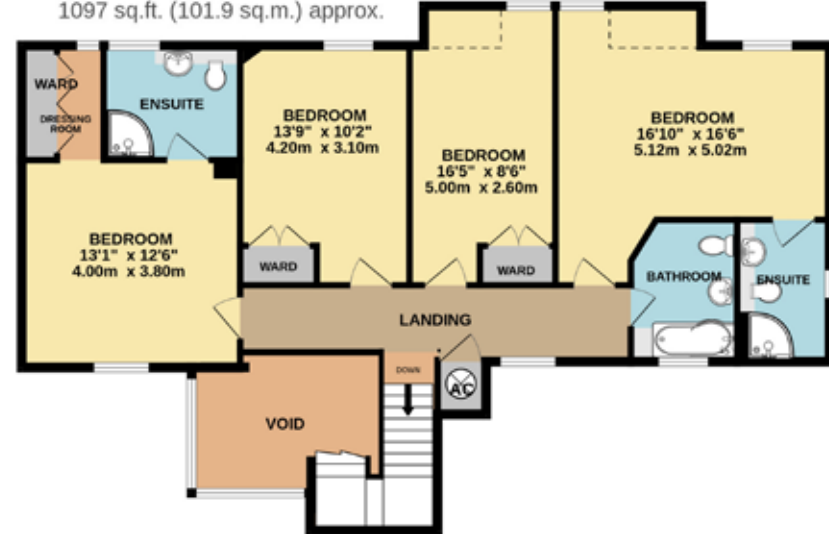
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water & Drainage
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 – Freehold

GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.



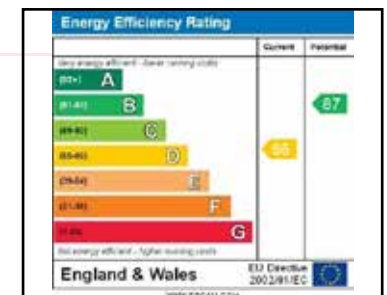
1ST FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2196 sq.ft (204.1 sq.m) -
Garage/Outbuildings: 793 sq.ft (73.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



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.



FINE & COUNTRY

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



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