



Brett Vale
Bildeston Road | Chelsworth | Ipswich | IP7 7HS

One Level Luxury



This gorgeous 1950's detached, single storey home in a secluded rural location, yet close to amenities, offers four bedrooms, three stunning reception rooms, home office and a summer house ripe for repurposing as an annexe, all set in 1.5 acres of idyllic country gardens with guaranteed uninterrupted views.

This wonderfully private residence has only ever had three owners, telling you all you need to know about the architect spec build and tranquil location. From every room you see trees, gardens, or countryside, never another roof top, yet you can walk to three great pubs from home. Overseas guests have stayed for weeks, with social and sleeping space aplenty and privacy for all ensured. This home is idyllic childhoods camping out in the wildflower meadows and lazy afternoons on the summer house terrace feasting your eyes on uninterrupted views of the grounds that stretch away for ever, taking in the multitude of visiting wildlife – this is a rural haven like no other.



KEY FEATURES

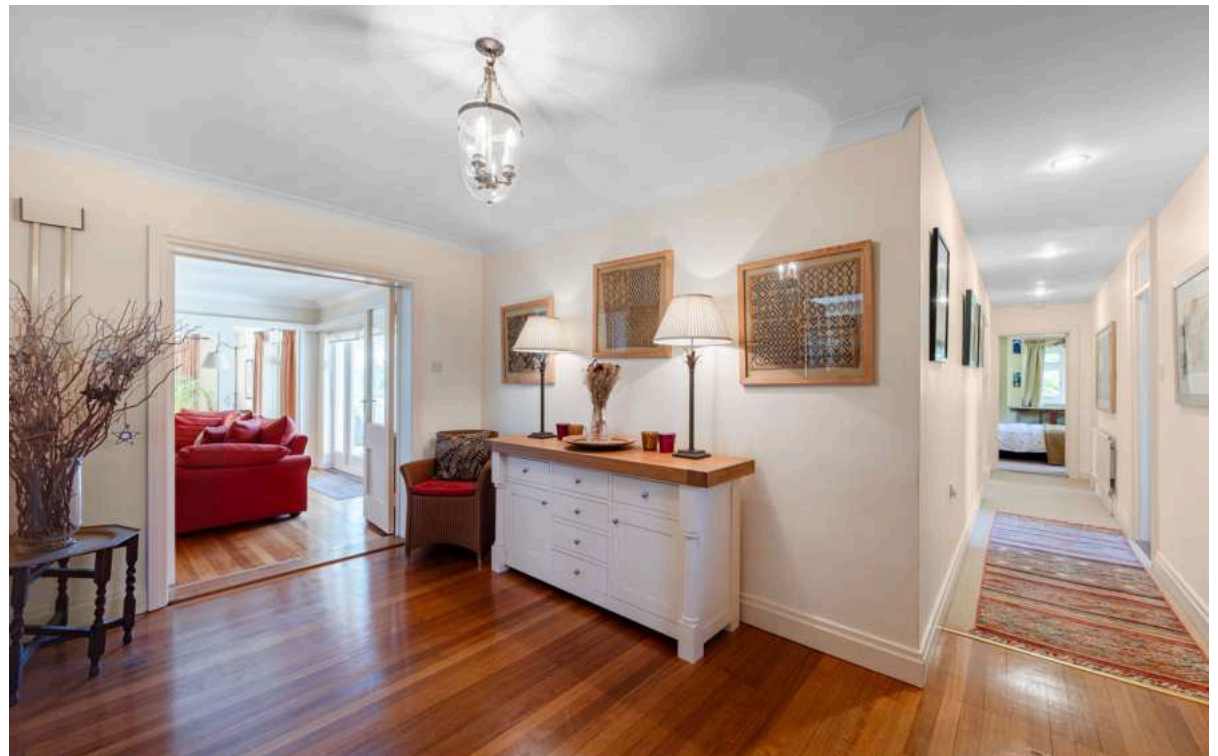
- A Stunning Family Home
- Highly Desirable Location of Chelsworth
- Double Garage with Parking for Several Cars
- Fantastic Studio with Potential of Annexe
- Highly Renowned Village Pub
- Beautiful Country Views
- Secluded and Private
- Plot of 1.5 acres S.T.M.S
- Fantastic Wraparound Garden





Step Inside

Enter through the attractive porch with a handy cloakroom to your left, and door to the expansive inner hallway with stylish bathroom/washroom. The kitchen has beautifully hand crafted, made to measure cabinetry by Henry Gordon-Jones, traditional three oven electric AGA plus an integral Miele microwave/oven and two plate induction hob, to cater for a crowd when guests and family descend. There is ample space for a large dining table. Gorgeous farmhouse style, open shelving adds to the charm. Doors lead from the kitchen into the living room and to a handy utility room with external door to a small patio. A cleverly tucked away home office is entered from either the utility or the garage providing a quiet workspace, separate from the social hub of the home. Straight ahead from the main entrance is the living room. A relaxed, laid-back room with double doors opening onto the terrace, perfect for sunny afternoons and letting the breeze flow through the house. Sliding doors and a couple of steps down lead to the bright, more formal lounge, with lofty ceilings and a handsome fireplace making it difficult on wet and windy days to venture far, snuggling down with a good book or weather watching. This room is always absolutely flooded with natural light from the grand bay window plus floor-to-ceiling picture window, offering a breath-taking vista of the expansive immaculate gardens with guaranteed uninterrupted countryside views. All these social areas have easy to maintain, oiled wood flooring and provide space for large gatherings of guests to sprawl out – maybe children in one room playing whilst adults have after dinner coffee. The icing on the cake is the stunning garden room, currently used as a formal dining space with panoramic views over the garden and opening onto terracing for relaxed alfresco entertaining.





Versatile Opportunity

This happy home is ready to move into and offers versatility to repurpose rooms, allowing the home to grow along with your family needs. The integral garage offers potential to convert into annexe style accommodation, with the gardener's toilet plumbing already in place and the office serving as an ante room to share the utility space for multi-generational family life. The garden room could serve as an extra sitting room or playroom. The large shower room could easily be reconfigured to offer an ensuite each for the principal bedroom and bedroom three, whilst bedroom four would make a fabulous teens TV room or playroom. If you would like more accommodation, the substantial roof space offers the potential to create an additional first floor (subject to any necessary consents) leaving the ground floor ripe for open planning rooms.



Summer House/Annexe/Studio

A beautiful, detached summer house flooded with light that has been completely refurbished with high ceilings, new consumer board for power, light and electric heating plus a new roof, and has water supply and drainage close to hand. The main house driveway could easily be split to provide separate access for this building which offers opportunity for ancillary income, multi-generational living, working from home space or even a gym, yoga, or art studio with just stunning views. A tiled, colonial style covered veranda with a view over the gardens and steps down onto the lawns adds to the tranquillity, with handy garden stores providing extra workspace if needed. Although planning permission has lapsed, a precedent has been set, and this pretty building is just begging to be further repurposed.









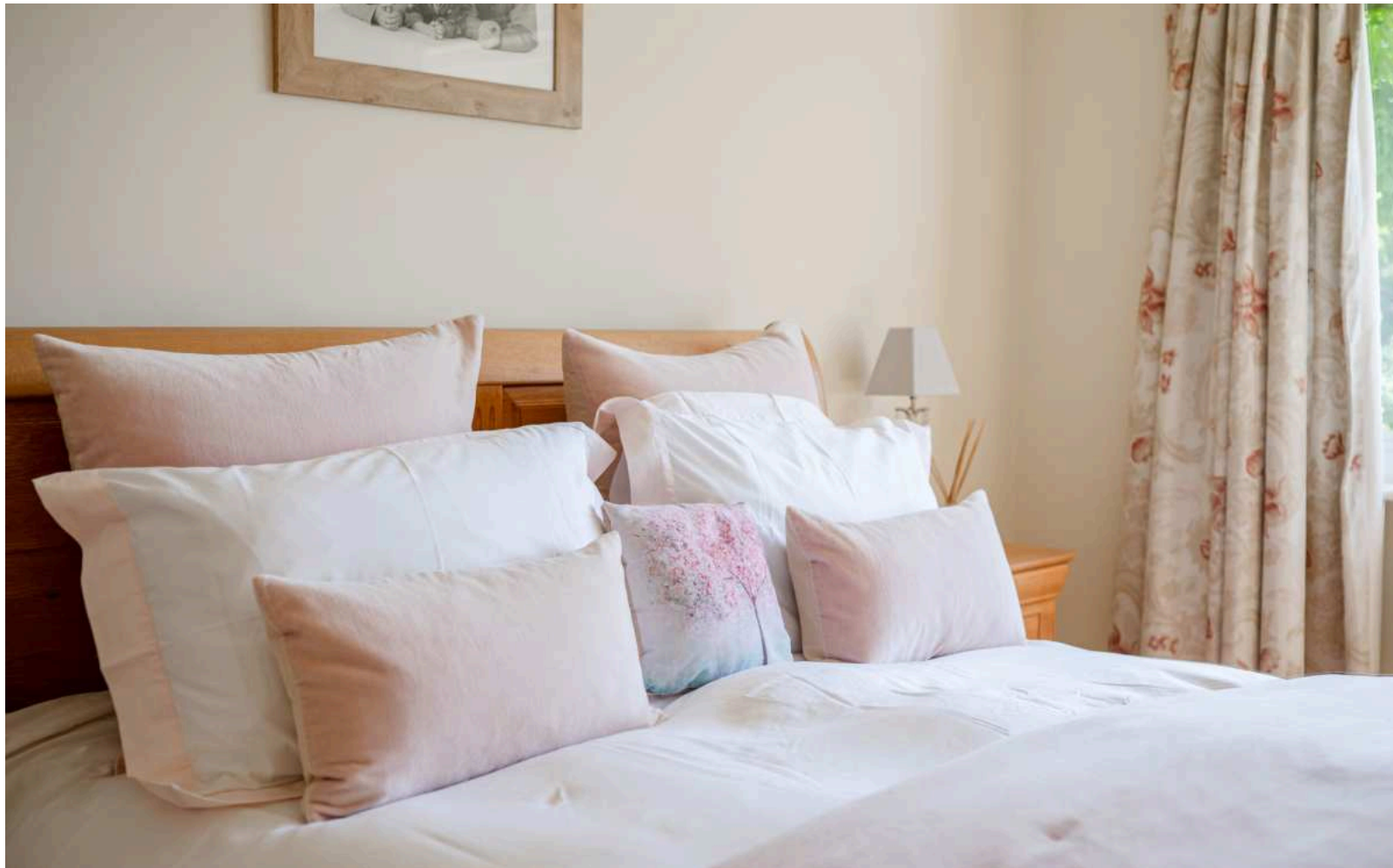






And So, To Bed

Turning right from the main entrance the superb layout continues with social spaces set thoughtfully away from sleeping areas and the wooden floors giving way to soft carpeting underfoot, still further separating these zones. The enormous, dual aspect, principal bedroom offers considerable storage with twin sets of deep double wardrobes, fitted dressing table and restful views of wisteria, a delight for your eyes to wake up to. Two further large double bedrooms, both dual aspect with swathes of natural light and views across the grounds, offer fitted storage space too. Bedroom four is currently used as a single bedroom and office but could be repurposed as desired. The bedrooms are served by a large shower room and the family bathroom, ideal for long soaks after country walks or of course for bathing little ones.















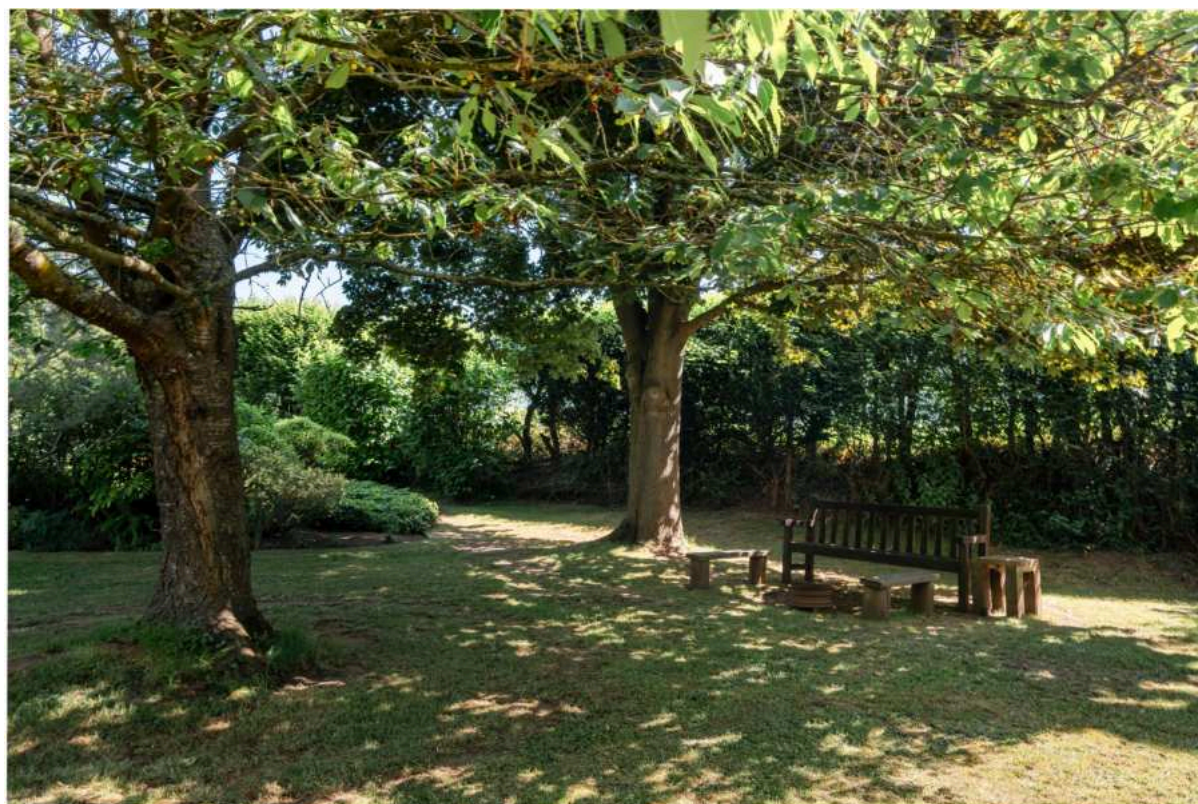


Step Outside

Hidden from view from the road, the property is accessed via a long driveway expanding to substantial parking for ten vehicles, offering plenty of room for family and friends, and a large double garage with storage area/workshop to one side, plus door to the study providing access to the home. The private and peaceful front gardens offer beautifully maintained lawns and fruit trees bordered by mature hedging. The grounds feel rather like a country estate, expansive with sweeping manicured formal lawns populated by cottage garden flower beds, indulging your senses with colour and fragrance. The gardens wrap around the home to reveal a tiered terrace adding to the luxury of this property, providing a variety of seating areas, for sun or shade. The lower lawns are bordered with unspoilt stretches of countryside, reaching away towards the horizon. Here on a bench under the tree canopy, you can embrace the solitude, be at one with nature watching birds of prey, hares, deer, and pheasants as they pass through. Cleverly tucked away is the working area of the garden with well-established veggie beds and fruit cages - paradise for those who enjoy sustainable living, and you will easily fill the freezer with produce to last the year. This area could easily take a swimming pool or even tennis courts if a sporty lifestyle is more your thing. A further, wildflower meadow at the top of the garden, with meandering pathway, reveals the hideaway garden seating in its perfect private glade.

On The Doorstep

Described by Julian Tennyson, writer and great-grandson of Alfred Lord Tennyson, "as a perfect village", Chelsworth is quintessentially English, with 14th-century All Saints Church and an active, welcoming community. Open gardens are held every summer, plus a Christmas market, Pilates and quilting clubs and newer initiatives include jazz at the pub and the Chelsworth Art Group (CAG). The Peacock Inn with its Michelin Guide restaurant and popular landmark Chelsworth bridge over the river Brett are a short stroll away. Longer, easy country walks will take you to the renowned Semer Farm Shop, Red Rose pub in Lindsey and highly rated Crown pub/restaurant in Bildeston. Both state and private schools are in easy reach with Old Buckenham Hall Prep School, in acres of grounds, being a popular choice.





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. ///arena.kind.reputable

How Far Is It To....

The bustling market towns of Lavenham, Hadleigh and Sudbury, beckon just a few miles away, each offering a variety of independent shops, pubs, restaurants, and essential amenities. For commuters, Stowmarket and Manningtree are within easy reach, providing mainline rail services into London Liverpool Street in around an hour.

Directions:

From Woodbridge head northwest on A1152 toward Melton Road. Continue onto the A12 toward Ipswich/Stowmarket. After 3 miles, take the first exit toward A1141 towards Stowmarket. Stay on A1141 for seven miles, passing through Stonham Aspal, then at the T-junction turn right onto A140 and proceed one mile. Turn left onto Bildeston Road, signposted for Chelsworth. Continue two miles until you reach Brett Vale.

Services, District Council and Tenure

Oil Central Heating

Mains Electric, Water and Drainage

Babergh District Council - Tax Band G - Freehold

Broadband Connection

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.

Mobile Phone ReceptionPlease see Link to check [View mobile availability - Ofcom Checker](#)

Brett Vale, Bildeston Road, Chelsworth, IP7 7HS

Approximate Gross Internal Floor Area = 294.5 sq m / 3171 sq ft

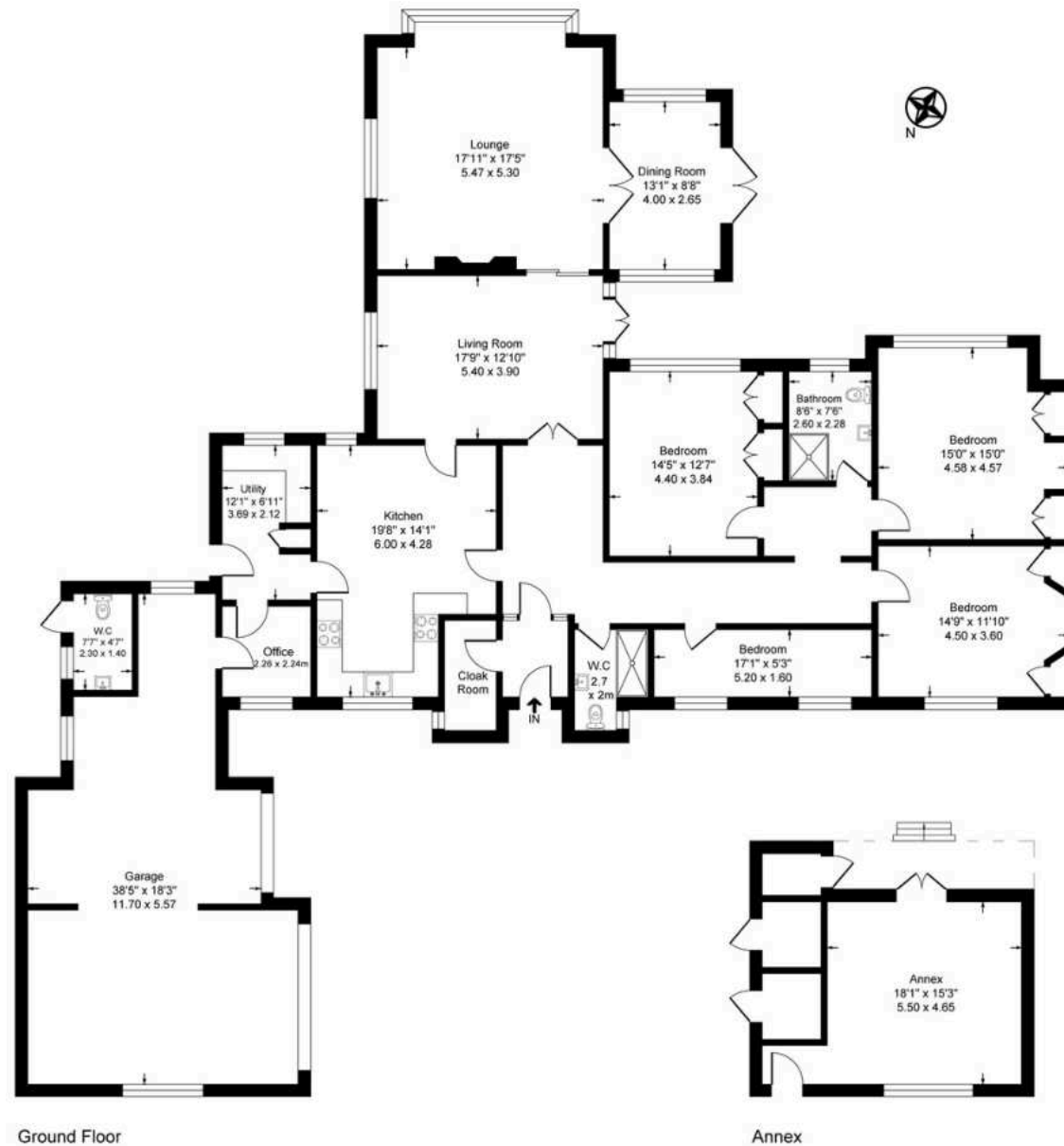


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	32 F	
1-20	G		

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.

