



Darwin House
Mendlesham | Suffolk | IP14 5SA

CLASSIC VICTORIAN CHARM



Full of warmth, light and character, this handsome double-fronted Victorian home in the heart of Mendlesham combines timeless style with all the comfort needed for modern family life. Its red brick façade and twin bay windows make a wonderful first impression, while inside, generous rooms flow beautifully from sociable spaces at the front to practical at the back. With four well-proportioned bedrooms, a cheerful fitted kitchen and a private garden that's ideal for relaxing or entertaining, this is a home designed for real living in a village where community spirit and countryside calm go hand in hand.



KEY FEATURES

- Centrally Located Village Home
- Pretty Suffolk Village
- No Onward Chain
- Four Generous Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Sizeable Sitting Room With Dual Aspect
- Formal Dining Room
- Fitted Kitchen
- Garage and Pretty Garden

A stroll up to this handsome double-fronted Victorian style home in the heart of Mendlesham sets the tone - welcoming, graceful, and full of character. Its red brick façade and twin bay windows have that timeless charm only a well-loved period home can carry.

Step Inside

The sheltered porch gives you a moment to shake off the day before the front door opens into a welcoming central hallway. To the left, the sitting room and adjoining garden room create a wonderful sense of flow - stretching from the front to the rear of the property. A beautiful bay window fills the sitting room with light, while original wooden floorboards and a fireplace make it a space full of warmth and charm. The room opens effortlessly into the garden room, forming a generous, versatile space with doors that lead straight out to the garden.

Across the hall, the dining room echoes the charm of the sitting room, with another bay window to the front that provides the perfect spot for a window seat. Step through into the kitchen, where a cheerful Shaker-style kitchen in a soft shade of blue creates a welcoming heart to the home. Underfoot, red terracotta tiles add both character and practicality. Beyond the kitchen, a handy rear porch helps keep everyday life in order - the perfect place for muddy football boots, gardening shoes, or an overenthusiastic Labrador fresh from a walk and ready to be dried off. From here, there's direct access to the garden. It's a layout that simply works; sociable at the front, practical at the back - just as the Victorians intended.





KEY FEATURES

Exploring Upstairs

Climb the stairs and you will discover four generous bedrooms waiting to greet you, each with its own sense of calm and proportion. The two front bedrooms both enjoy those wonderful bay windows again, each one catching the early light. They are the kind of spaces that make you want to pull up a chair, rest a coffee on the sill and watch Mendlesham slowly come to life.

The rear of the house holds two further bedrooms, each a comfortable size and ideal for family, guests, or perhaps that home office you have been promising yourself. The fully tiled family bathroom completes the picture upstairs, smart, easy to clean and ready for the morning rush or the evening unwind. It's practical yet inviting, which really sums up this whole house rather nicely.

Step Outside

Slide open the doors from the garden room and step onto a large, curved patio area - perfect for an evening sundowner or stretching out on a sun lounger on warmer days. It's easy to picture warm evenings here, with soft light, quiet conversation and the garden settling into calm. There is a lawn that is neatly bordered by mature planting, with shrubs and greenery that have clearly settled in for the long term. It's a garden with just the right balance of character and manageability, enough to potter, but not so much that it eats away at your weekends. A driveway runs to the side of the property, leading to a garage that is perfect for storing whatever you need it to - bikes, cars or that ever-growing collection of gardening tools.

On The Doorstep

The house sits in the heart of Mendlesham, within easy reach of the shop, post office, pub and primary school, yet a short walk from open countryside. Mendlesham's quiet appeal lies in its sense of community, big enough to offer all you need yet small enough that people still say hello. The village calendar is filled with friendly events and gatherings should you wish to get involved. With a history dating back to 1086, the village features many historic buildings, including the Church of St Mary the Virgin with its ancient armoury, set within a designated conservation area. With a friendly GP surgery, health centre, thriving primary school, local shop, a cosy 17th-century pub, chip shop, and a post office, it's all within easy reach. The community is friendly and welcoming, with plenty of groups, clubs and sports facilities to get involved in. Plus, there are plenty of green spaces, including footpaths, a community woodland and playing fields, making it a place where everyone can feel at home.





















INFORMATION



How Far Is It To?

Stowmarket, just 7 miles away, is a bustling market town offering a wide range of amenities including supermarkets, DIY stores and a variety of dining options to suit all tastes. For leisure, the town has a modern sports centre and a cinema. Stowmarket is also well-connected, with direct rail services to London in just 80 minutes and to Norwich in 30 minutes, making travel to both major cities a breeze. The cathedral town of Bury St Edmunds is located only 30 minutes away. In addition to its fascinating history, this East Anglian gem is known as Suffolk's foodie capital with everything from award-winning fine dining to quality Suffolk home cooked pub grub. The town also offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene

Directions: The property is centrally located next door to the village shop in the pretty village of Mendlesham.

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 [///launcher.joystick.cadet](http://launcher.joystick.cadet)

Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

Broadband Available - We are informed that there is fibre to the property with a speed of 11gb currently supplied by BT - Please check www.openreach.com/fibre-checker for your provider.

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check individual providers

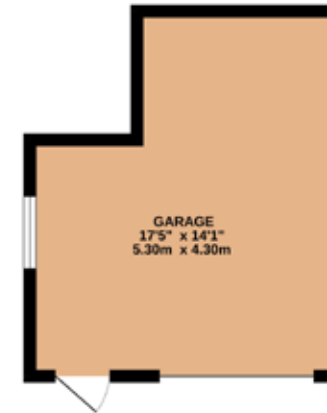
Mid Suffolk District Council - Band D

Tenure:- Freehold

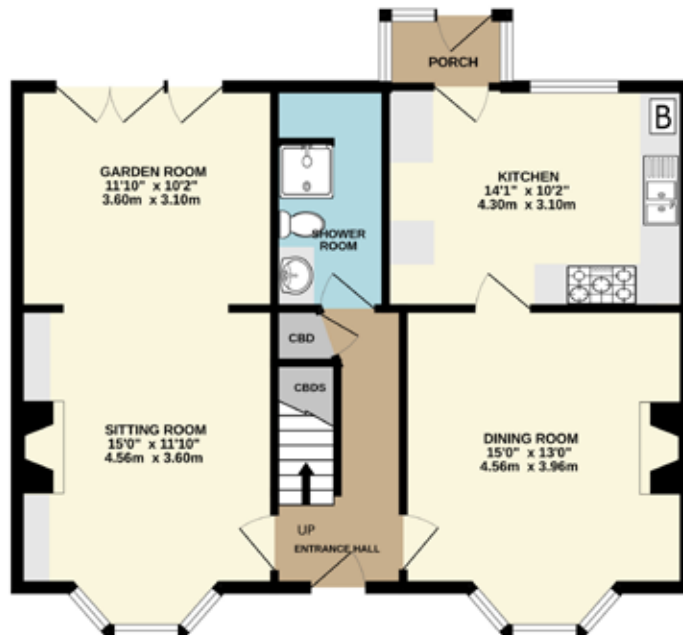


TOTAL FLOOR AREA (approx.)

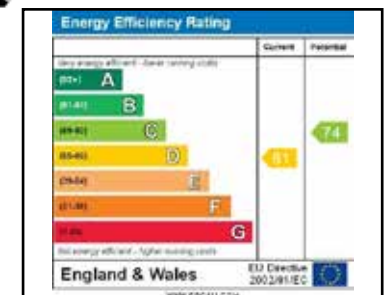
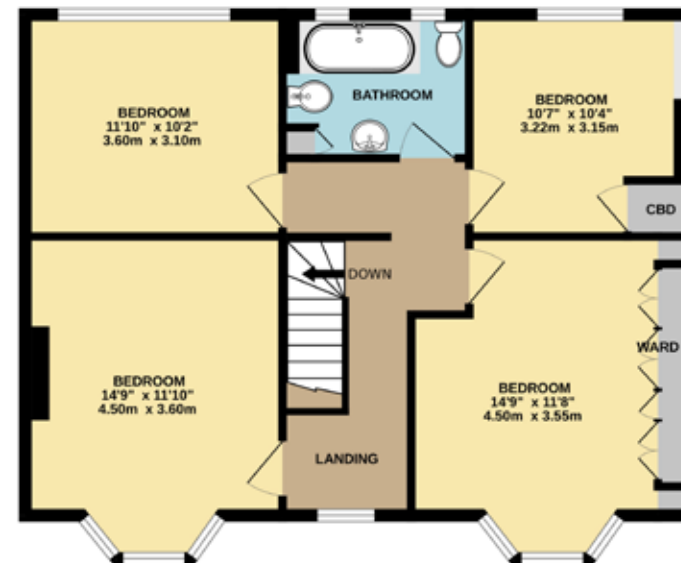
Accommodation: 1482 sq.ft (137.7 sq.m) - Garage: 207 sq.ft (19.2 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



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

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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.

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THE FINE & COUNTRY
FOUNDATION

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