

*A well presented four bedroom detached house,
located in the village of Mickfield.*



Guide Price

£545,000

Freehold

Ref: P7881/MC

Address

Rivendell
Stonham Road
Mickfield
Suffolk
IP14 5LR



Entrance hall, sitting room, dining room, kitchen/breakfast room, study, conservatory, utility room and cloakroom. Principal bedroom with en-suite, three further bedrooms and bathroom. Double garage and studio. Garden.

Contact Us



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And at The London Office
40 St James' Place
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Location

The property is located within the small village of Mickfield. The village benefits from a village hall and playing fields. Its location is extremely convenient to the A140, which in turn provides access onto the A14 and A12. There are mainline rail connections to London's Liverpool Street Station from Stowmarket (6.5 miles), Diss (13.5 miles) and Ipswich (13 miles). The property is understood to be in the catchment areas for Stonham Aspal Primary School and Debenham High School. Debenham is approximately 3 miles and offers a small Co-op supermarket, doctors surgery, dentist, butchers, paper shop, greengrocers, vets and post office.

Description

Rivendell is a well presented four bedroom detached house located in the village of Mickfield. It benefits from a double garage and a studio in the garden.

The front porch leads into the entrance hall. The spacious sitting room has windows to the front and features a stone fireplace with wood-burning stove set on a brick hearth. Double doors open through to the study which has lots of natural light from the windows to the front and rear, a Velux window and a circular feature window. Sliding doors from the sitting room lead into the conservatory where French style doors provide access to the rear garden.

The kitchen/breakfast room is fitted with a range of matching wall and base units, complemented by a central island which incorporates a double stainless steel sink. There is an Aga and integrated appliances include a four-ring electric hob with a Neff extractor fan above as well as a built in microwave and oven. There is also a new water softener. French style doors open onto the rear garden and two Velux windows make the space extremely light. The dining room has windows to the front of the property. The utility room has windows to the rear and a door providing access to the rear garden. It is fitted with a butler sink set within a low-level unit and has space and plumbing for a washing machine and dishwasher. A door leads through to a storage cupboard which in turn provides access to the double garage. The cloakroom comprises a WC, stone handwash basin, extractor fan and built-in storage with shelving and a stone top. An additional storage cupboard is also accessed from the entrance hall.

Stairs rise to the first-floor landing which provides access to the four bedrooms and bathroom. The dual aspect principal bedroom has views of the rear garden and fields beyond. It benefits from built-in wardrobes with sliding doors and an en-suite bathroom. The en-suite comprises a built-in shower, a bath with tiled surround, WC and a vanity unit with stone top and sink. It also has an obscured glazed window to the side. Bedroom two overlooks the front and has built-in wardrobes with sliding doors. Bedroom three has windows to the front and has a built-in wardrobe, desk and shelving. Bedroom four is a further double bedroom with windows to the rear. The bathroom has an obscured glazed window to the side and comprises a panelled bath with electric shower over and tiled surround, WC and handwash basin. Also accessed via the landing is the airing cupboard which houses the hot water cylinder.

Outside

The property is approached via a shared driveway which leads to a substantial parking area and garaging. A brick-paved pathway leads through the front garden to the entrance porch. The rear garden is mainly laid to lawn with an area of patio. It is interspersed with various trees and shrubs and is enclosed by fencing. A superb insulated studio measuring 10'6 ft x 21'3 ft is positioned within the garden and has French style doors at both ends. It is connected to power and light and benefits from air conditioning. At the rear of the garden is a wooden storage shed. The double garage has a window to the rear and two up and over doors which open to the front of the property. It is connected to power and light and the loft space is partly boarded for additional storage. It measures 16'5 x 16'5.



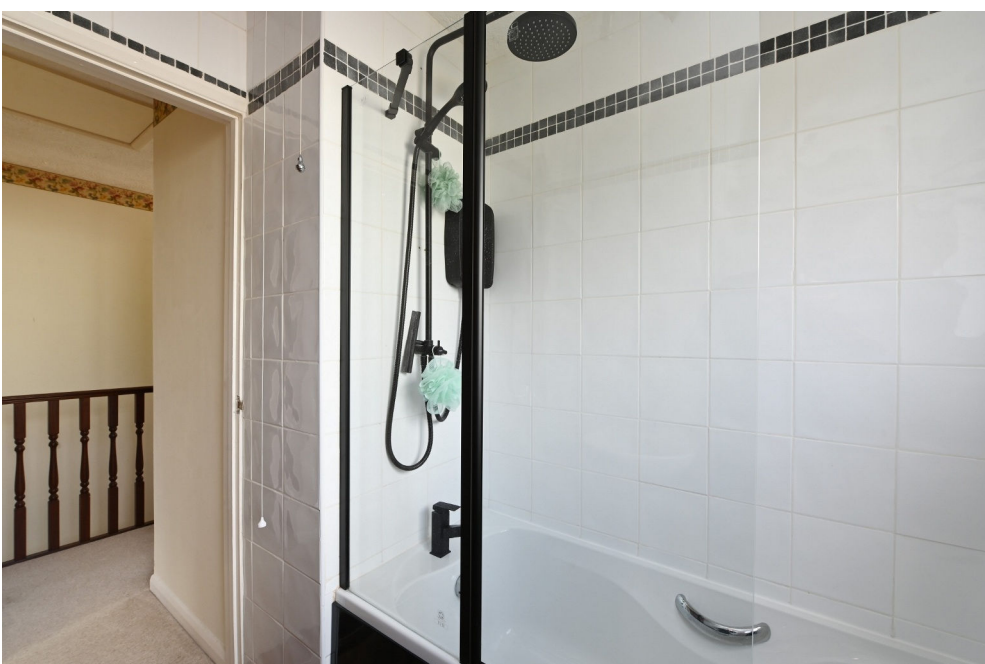








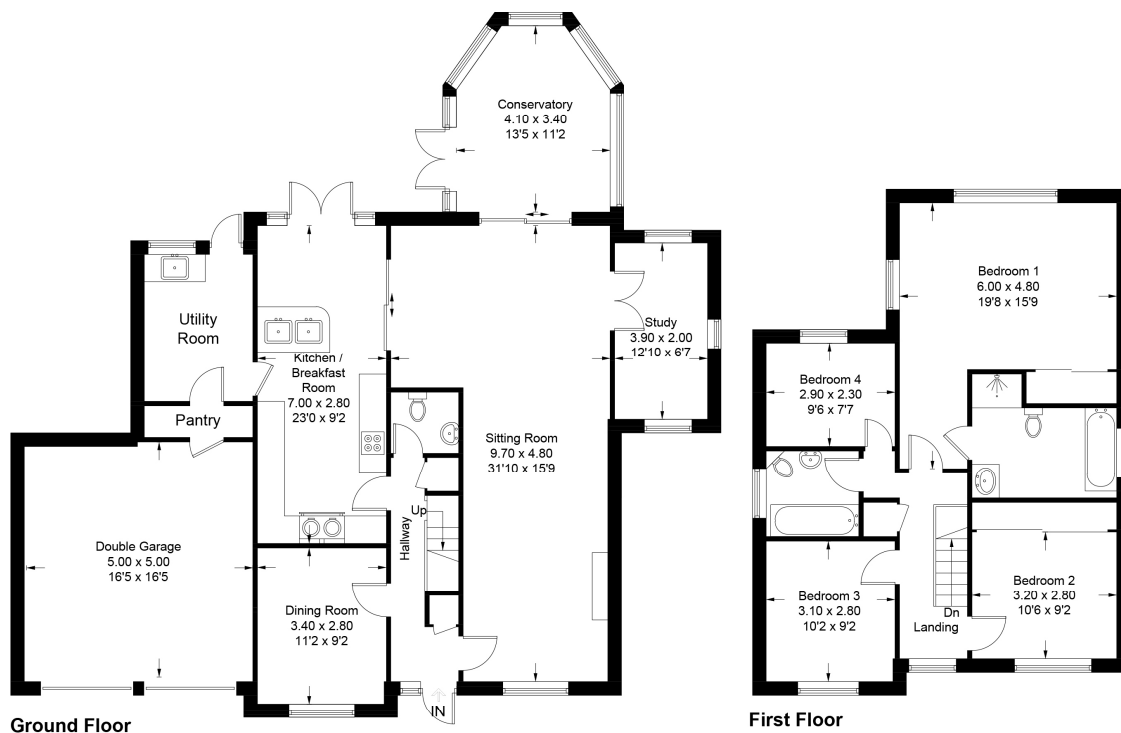






Rivendell, Mickfield

Approximate Gross Internal Area = 196.5 sq m / 2114 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band E; £2,811.26 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

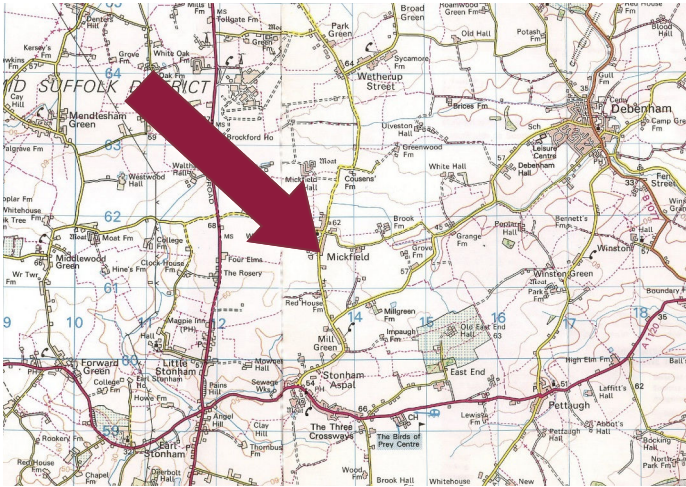
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From Framlingham take the B1119 towards Saxtead Green. At the junction with the A1120 turn left and continue on this road passing through the villages of Earl Soham and Pettaugh. Proceed through Stonham Aspal and just after the primary school turn right. Proceed along this road taking the next left towards Mickfield. Proceed into Mickfield where Rivendell is situated on the right-hand side

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