



The Folly, Chapel Road, Saxtead



Huntingfield
Estates
FRAMLINGHAM

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An exceptional and immaculately presented four bedroom detached bungalow sitting in grounds of over half an acre, with rural views to the front and rear. This stunning home has been meticulously upgraded and extended to provide a stunning four bedroom home with space and style.

LOCATION Saxtead is a very popular village which boasts a historic English Heritage windmill and pub. Saxtead is on the outskirts of Framlingham but benefits from the peace and quiet of a rural setting with outstanding rural views. The market town of Framlingham lies approximately 2 miles away and is well known for its castle and church, the Market Hill is surrounded by a range of interesting shops and restaurants, it is also the site of a twice weekly market selling fresh produce. Wickham Market train station is approximately five miles away with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The heritage coastline lies approximately 17 miles away.

- **Entrance Hall with Feature Window**
- **Sitting Room**
- **Kitchen/Dining/Living Room**
- **Utility Room**
- **Principal Bedroom with En-suite**
- **3 Further Double Bedrooms**
- **Main Bathroom and Cloakroom**
- **Large South Facing Garden**
- **Double Garage and Ample Parking**
- **Tranquil Field Views**



THE FOLLY - INTERIOR The handmade, solid oak front door leads into the sunny entrance hall. With oak flooring and part panelled walls it also boasts a feature bay window which floods the space with natural light. To the left as you enter is the stand-out, light filled kitchen/dining/living room. This open plan space has a dining area to the front of the house, a newly fitted contemporary kitchen with central island and a living area to the rear with bi-fold doors and views over the rear garden. The entire space benefits from underfloor heating with a ceramic tiled wood effect floor. The stylish kitchen has a mix of contemporary pearl grey and indigo shaker style cabinetry under a white, quartz worktop with matching upstand. There are a variety of wall and base units, pan drawers and larder cupboards along with space for an American style fridge/freezer, an induction hob, Neff "hide and glide" oven, Neff microwave oven with warming drawer, integrated dishwasher and ceramic inset sink. Towards the rear garden is the triple aspect, south facing living area with bi-fold doors and a feature glass lantern sky light. Off the kitchen is a utility room with fitted cabinetry for coats, shoes and further storage as well as space and plumbing for a washing machine and tumble dryer. A partially glazed door leads out into the rear garden and an oak door leads through into the double garage.

Oak and glazed double doors lead from the entrance hall into the formal sitting room also with oak flooring. This spacious room highlights the south facing garden with large sliding glazed doors opening onto the patio, a newly installed stone fire surround, slate hearth and woodburner. It has views over the rear garden and farmland beyond. The long entrance hall provides a true feeling of space and privacy, separating the living spaces and the bedrooms. To the right of the front door is a useful storage cupboard housing the Panther control panel and further along is a double linen cupboard. To the rear of the house is the main bedroom with double windows overlooking the rear garden and two separate fitted wardrobes. A door leads into the spacious ensuite bathroom with a large shower, basin with a vanity unit below, wc and heated ladder style towel rail.

To the front of the house are two double bedrooms overlooking the front garden, both with fitted wardrobes. Further down the hall is a cloakroom with a wc and basin set into a vanity unit with an obscured window to the front. The 4th double bedroom is located at the end of the hall and benefits from double doors leading out into the rear garden as well as a fitted wardrobe. There is also a main family bathroom with underfloor heating and contemporary fittings to include a separate shower cubicle, oval bath, basin set into a vanity unit, wc, ladder style heated towel rail and an obscured window to the front.



The double garage is over 18' x 18' and has twin electric doors and houses the water softener.

The entire house has undergone a meticulous programme of updating and refurbishment to include, new pipework for all plumbing and radiators, new pressurised hot water tank (located in the loft), Panther security alarm, re-plastered ceilings, new internal oak doors, underfloor heating to kitchen/dining/family room, utility room and bathroom along with exterior improvements and extensions.

THE FOLLY - EXTERIOR The property sits centrally in a generous plot of just under half an acre with manicured lawns to the front and rear. A wide sweeping gravel drive provides plenty of off road parking and leads to the double garage. The front garden is mainly laid to lawn with some mature trees and hedging which neatly screens the LPG tank from the house and the road.

The garden wraps around the house on both sides and the large rear garden is south facing. It is bordered with well-maintained shrubs established hedging, roses and newly planted silver birch trees. An Indian sandstone patio extends along the back of the house and provides a generous eating and entertaining area outside the sitting room. In the far corner is a wooden pergola with direct views over the farmland - ideal for enjoying the peaceful views. There is outside lighting surrounding the property as well as exterior power sockets and outside taps to the front and rear.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

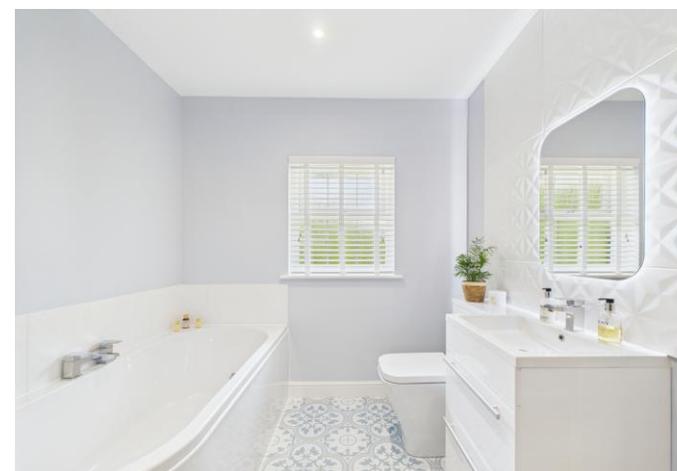
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EPC: C

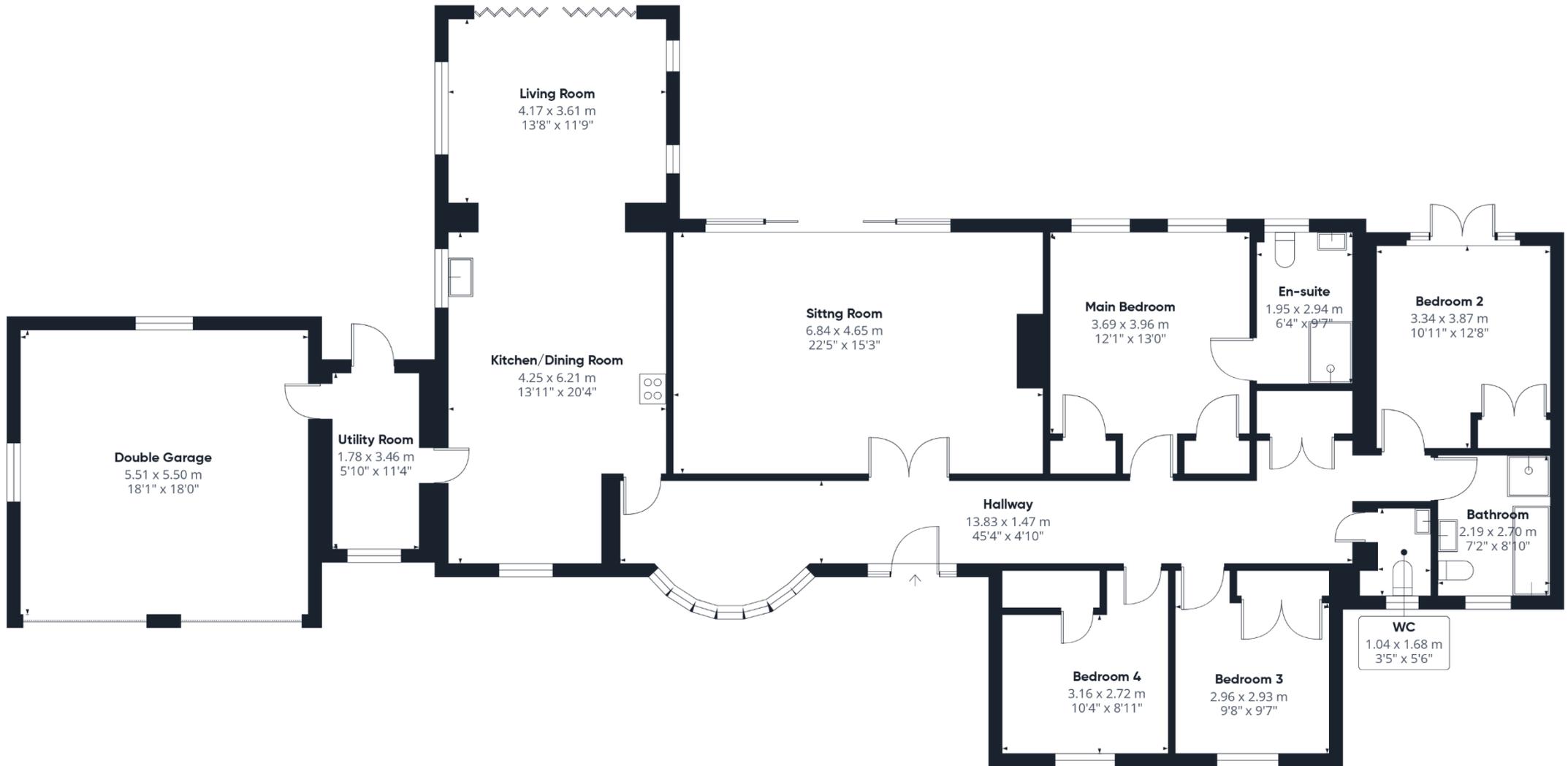
Postcode: IP13 9RB

SERVICES LPG central heating, mains electricity and water, private Klargester drainage system. The property benefits from an array of 20 solar panels (installed in 2023) and battery storage (generating just under 4,000 kw/h in 12 months).

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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