



Autumn House, Worlingworth



Autumn House is an impressive four-bedroom family home, built in 2007 in a traditional style and set within mature, beautifully maintained gardens in a wonderful leafy village position. Set well back from Shop Street behind a long-gated driveway, the property offers generous, well-presented accommodation including a spacious reception room, family kitchen/diner and four double bedrooms, with the principal bedroom enjoying an en-suite. A south-facing rear garden and attractive barn-style outbuildings, including a cart lodge and garden room, complete this exceptional family home.

LOCATION - Worlingworth is set in beautiful countryside a short drive from the towns of Framlingham and Debenham. Worlingworth has a thriving community which includes local groups and community support centered around the well-used village hall. In addition, the village benefits from a Church, Primary School, children's play area and sports field, with a 15th century village pub and accompanying shop (currently under refurbishment). The market town of Framlingham is 8 miles away and is well known for its twelfth century castle. It has a twice weekly market on the Market Hill, selling fresh fish, bread, fruit and vegetables which is surrounded by a range of interesting independent shops, cafes and a variety of restaurants. There is an independent school, Framlingham College, plus the award-winning Thomas Mills secondary school and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station which offers a main line service to London Liverpool Street with a journey time of over an hour. The Heritage Coastline is a car drive away with Aldeburgh being approximately 20 miles away.



AUTUMN HOUSE – INTERIOR: A brick path leads to the central front door, opening into a welcoming hallway with light oak-effect flooring, stairs rising to the first floor and doors to the principal rooms. A useful cloakroom has an obscured rear window, WC, basin with storage and heated towel rail.

The impressive reception room spans the full depth of the house, centred around a striking brick-built fireplace with inset log burner. Windows overlook the front garden, while double patio doors open onto the rear patio and garden. Generously proportioned, there is ample space for both sitting and dining, currently with a grand piano creating an elegant focal point.

Across the hall, the spacious family kitchen/diner features a grey slate-effect floor and an extensive range of cream Shaker-style wall and base units beneath a beige marble-effect worktop. A large central island with seating for five provides an ideal family gathering space. There is space for a range cooker and American-style fridge freezer, while windows overlook both the front and rear gardens. A door leads to the adjoining utility room with matching flooring, further storage, inset sink and wall-mounted boiler, with a rear door opening directly onto the patio.

Upstairs, the landing leads to four generous double bedrooms. The principal bedroom overlooks the front garden and has extensive fitted wardrobes and storage, together with an en-suite shower room. Two further double bedrooms enjoy front and rear aspects, while the fourth bedroom spans the depth of the house with windows to both elevations and is currently used as a music room.

The family bathroom is fitted with a contemporary white suite including a Jacuzzi bath with shower over, vanity basin with storage, WC and period-style radiator.

To the side of the property, the garden room has power and light and is currently arranged as a bedroom, offering excellent flexibility as a home office, studio, hobby or craft room.



AUTUMN HOUSE – EXTERIOR: The property is well set back from the road with double gates leading into a substantial driveway with lawn and mature borders either side. This area has mature trees and leads to a main parking area with space for turning and several cars. The LPG tank is situated to the left and has been sunk into the ground.

There is a cart lodge, store and garden room with power and light connected.

The attractive rear garden enjoys a south facing aspect with a patio and is mainly laid to lawn with mature borders full of shrubs and trees and fenced on both sides and to the rear. At the end of the garden is a gate that leads into a further 'secret garden' which is fully enclosed.

In total the house sits on plot of just under half an acre (STS)

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

LOCAL AUTHORITY Mid Suffolk District Council **Tax Band:** E **EPC:** C **Postcode:** IP13 7HX

SERVICES LPG heating, mains water, drainage and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







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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