

*An exceptionally well-proportioned and much-loved family home, located in the heart of the popular and sought-after village of Charsfield.*



#### Guide Price

£795,000

Freehold

Ref: P7821/B

#### Address

London House  
The Street  
Charsfield  
Woodbridge  
Suffolk IP13 7PY



Reception hall, cellar, drawing room, family room, kitchen/breakfast room/snug, oak-framed garden room, guest bedroom/study, ground floor shower room and utility room.

Four double bedrooms, single bedroom and family bathroom.

Generous, enclosed gardens to the rear.

Single garage with home office above.

Driveway and carport.

#### Contact Us



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Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

London House is located in the heart of the popular village of Charsfield which benefits from a primary school. There is a first class recreational area with tennis courts, play equipment, outside gym equipment, purpose-built barbeque and picnic area along with a multi-use games area. Charsfield also boasts a thriving village hall which plays host to many clubs and events including live music, a Friday night bar, exercise classes and is also the meeting place for action groups including sustainable energy to help ensure the longevity of this community spirited village. Charsfield is located in an excellent position for access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

## Description

London House is a charming, spacious and much-loved family home with origins dating back to the mid-15th century. This is evidenced by some of the original timbers and period features. The property has been further extended with a Georgian frontage, more recently, the current owners have extended the house by creating a beautiful English Heritage oak-framed garden room to the rear of the property. This serves as the principal family sitting and dining area. In all, the property offers in excess of 3000 ft of accommodation.

The property offers both flexible and generously proportioned accommodation arranged over three floors. It provides excellent space for family living as well as a perfect venue for entertaining. Entering from the front into a welcoming reception hall, there are doors off to the two principal rooms; the sitting room and the family room. The sitting room features a central woodburning stove with a Georgian-style recess to the side and a sash window to the front. The family room (formerly the dining room) has a sash window to the front. From the reception hall there is also access to the cellar which provides a useful storage area. Again from the reception hall there is an opening to the inner hall, with brick laid floor, and giving access to the guest bedroom/study, rear hall, utility room and ground floor shower room.

Located at the rear of the property is the English Heritage oak garden room which is now used as the primary sitting/dining room. It has vaulted ceilings and natural stone flooring with underfloor heating as well. Large picture windows that take in the views of the garden and French style doors that open to the paved terrace. There is an opening from the garden room into the kitchen/breakfast room/snug which occupies the oldest part of the property and has many original exposed timbers. The kitchen area has a vaulted ceiling, brick floor and features a four oven AGA with a range of hand-built units crafted by Orwell Kitchens under a granite worktop. A breakfast bar divides the room from the informal sitting and dining area. On the first floor are four well-proportioned double bedrooms and a good size single bedroom all served by a family bathroom. The bathroom is fitted with a bath, separate shower, WC and wash basin with storage under and mirror above together with further wall units. The principal bedroom enjoys dual-aspect views over fields to the front and also benefits from range of fitted wardrobes. Bedroom four and bedroom five also have fitted wardrobes.

The property has oil-fired central heating, delivered via strategically positioned radiators throughout. The garden

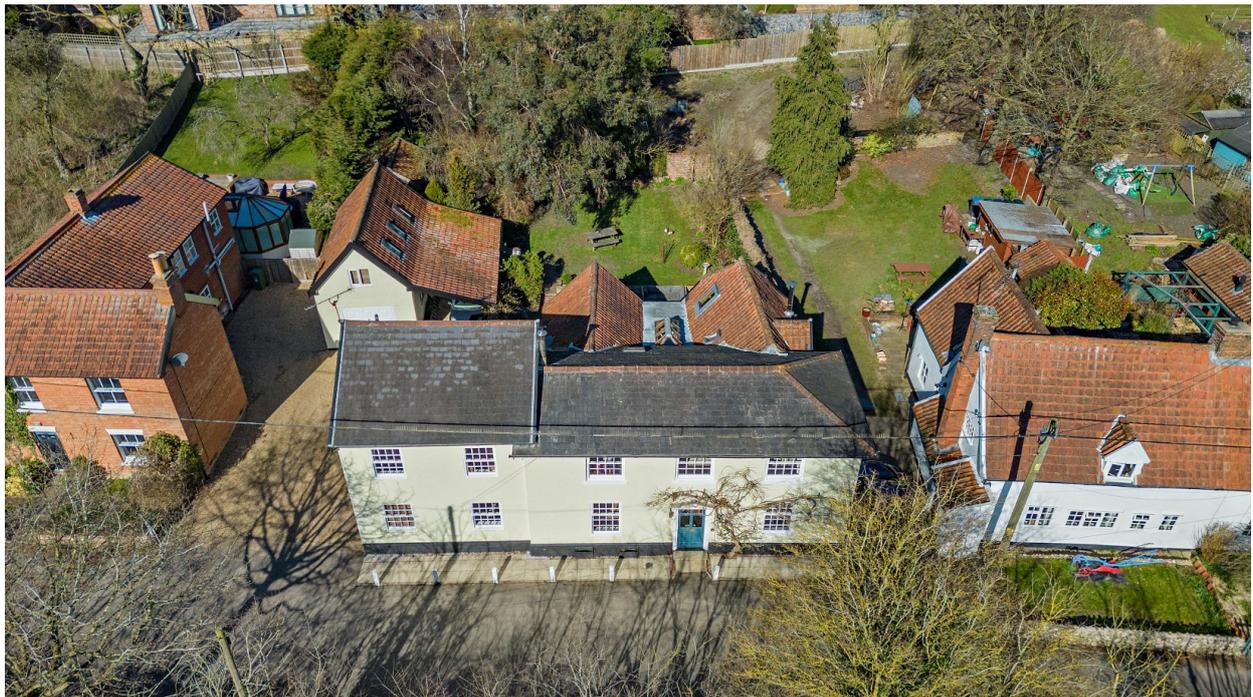


room has a wet underfloor heating system. The upstairs bathroom is fitted with dry electric underfloor heating.

### Outside

The property is accessed directly from the highway via a gravel driveway which extends to the side and rear of the house. This provides ample off-road parking for several vehicles and leads to a single detached garage and workshop with power and light. There is a purpose-built home office above and further useful store. To the side of the garage is a covered carport.

There is gated access from the driveway to the partially walled garden. To the rear of the property there is a large paved terrace ideal as a private seating area or for entertaining and from here there is access to a brick outbuilding. A pathway leads through the garden, which is mainly laid to lawn with established shrub and flower borders, and leads to a further garden area beyond where there is currently a chicken enclosure and a timber shed.









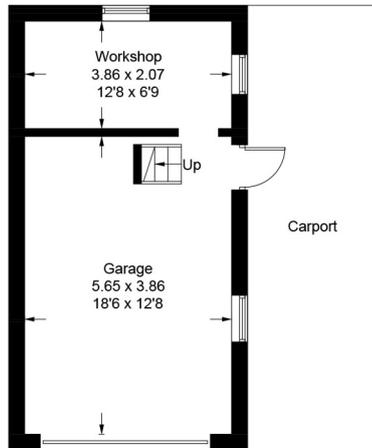




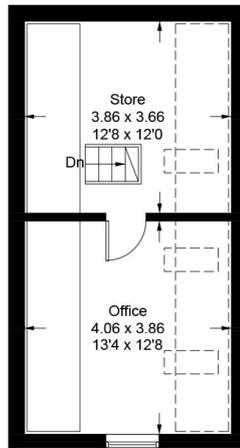


# London House, Charsfield

Approximate Gross Internal Area = 280.0 sq m / 3015 sq ft  
 Garage Building = 45.0 sq m / 485 sq ft  
 Total = 325.0 sq m / 3500 sq ft  
 (Excluding Open Carport)

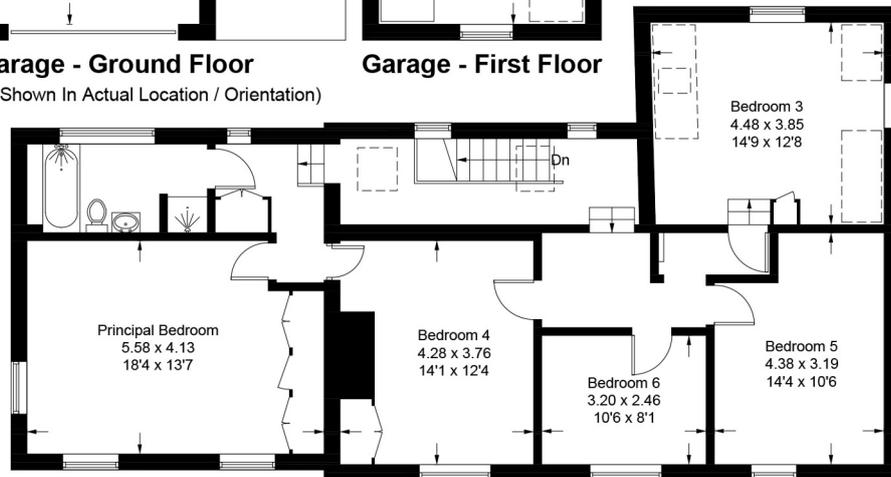


**Garage - Ground Floor**

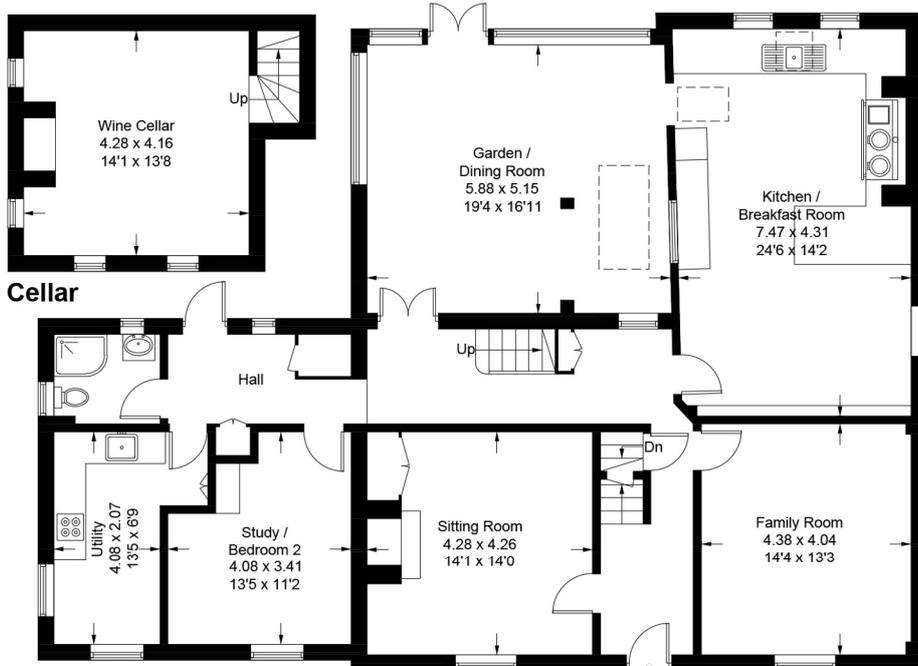


**Garage - First Floor**

(Not Shown In Actual Location / Orientation)



**First Floor**



**Ground Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Oil-fired central heating. The garden room has a wet underfloor heating system, while the upstairs bathroom is fitted with dry electric underfloor 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 = E (Copy available from the agents upon request).

*Council Tax* Band F; £3,299.83 payable per annum 2026/2027

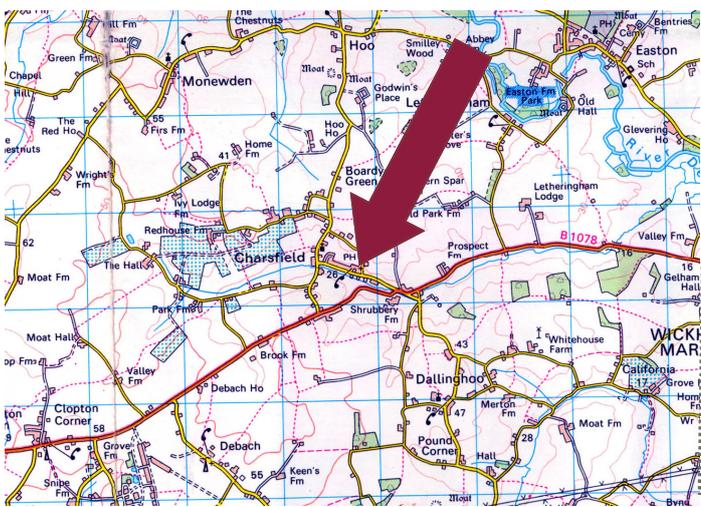
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## 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.
4. A member of the vendors' family is an employee of Clarke and Simpson.

*March 2026*



## Directions

Heading into Wickham Market from the five ways roundabout take the right turning onto the B1078 to Clopton. Continue for approximately 3 miles to enter the village of Charsfield. On the left hand bend, take the turning on your right into The Street where the property can be found a short distance along the road on the right hand side.

For those using the What3Words app:  
[///thatched.venturing.sprouted](http://thatched.venturing.sprouted)



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