



Church Farm House Church Road, Blaxhall
Woodbridge

Guide Price **£850,000**



Church Farm House Church Road

Blaxhall, Woodbridge

Church Farm House is an exceptional four-bedroom detached family home occupying a delightful quiet position within the highly regarded village of Blaxhall. Constructed in the early 1980s and thoughtfully designed and extended to complement its charming Suffolk surroundings, the property offers substantial and versatile accommodation throughout, combining considerable character with practical family living.

Approached via an extensive shingle driveway providing ample off-road parking, the property immediately impresses with its mature landscaped frontage, enclosed hedging, established shrubs and lawned gardens. A brick and flint wall draped beautifully with wisteria, alongside timber gates, creates an attractive entrance into the rear garden and grounds. Approximately 4kW of solar panels to the front roof elevation add an energy-efficient benefit to this charming home.



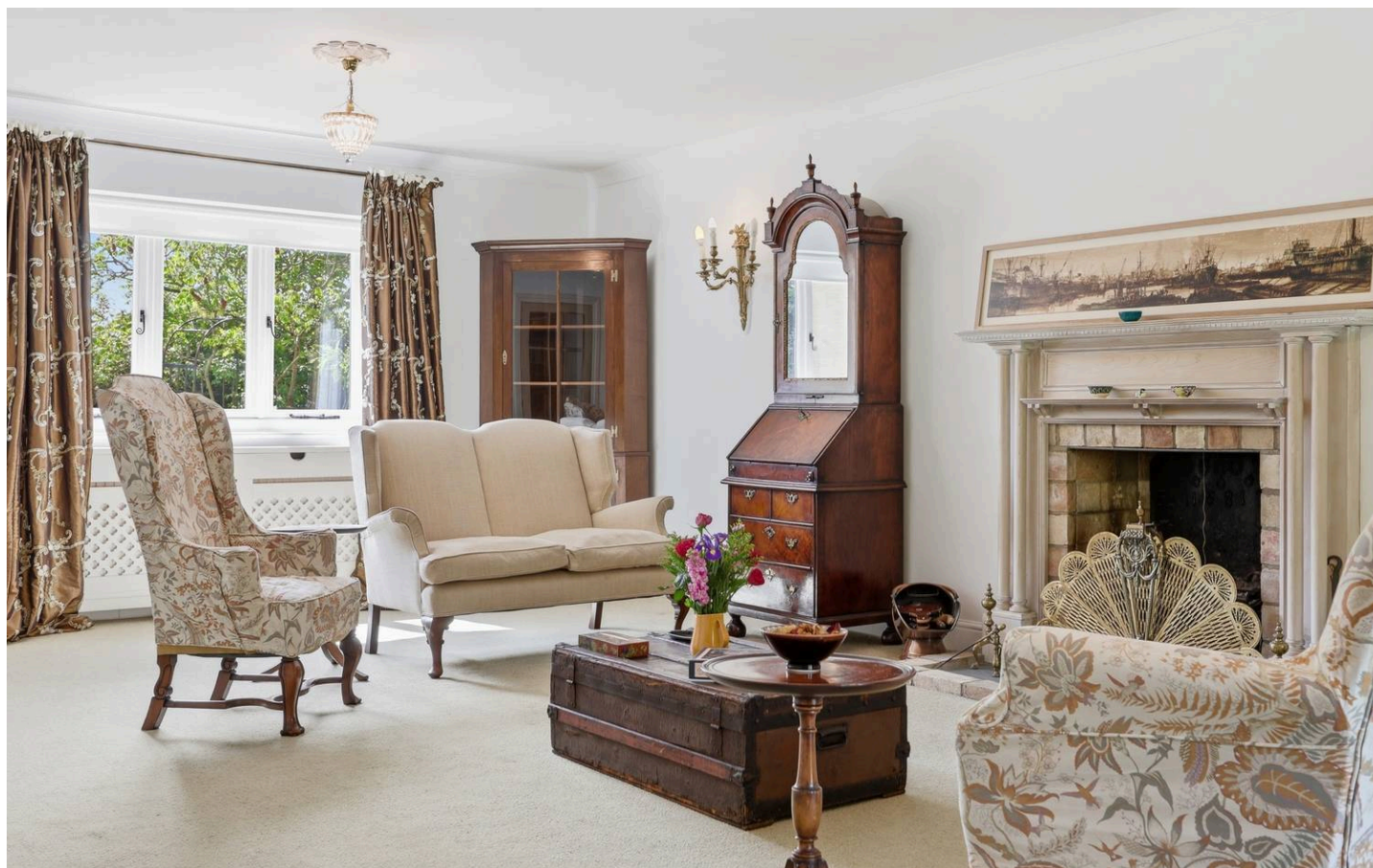
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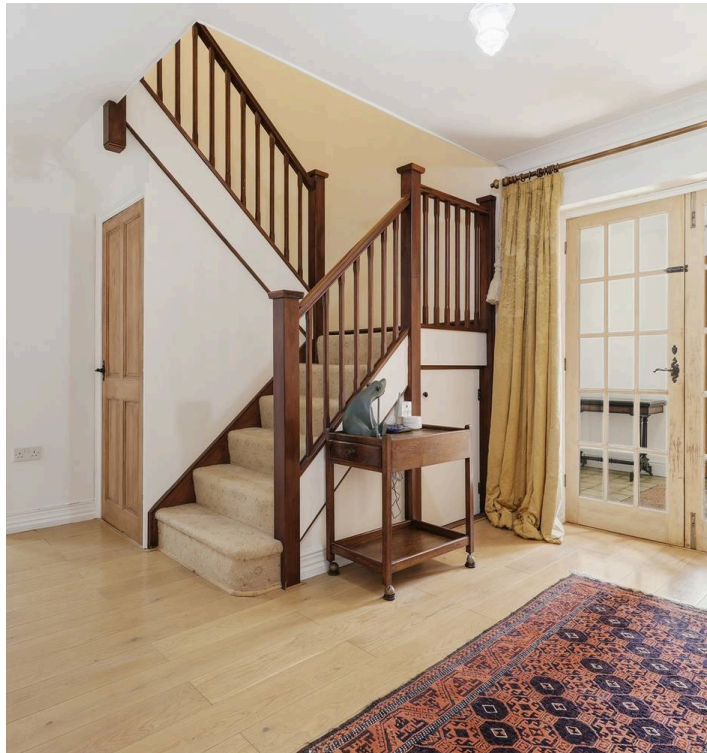
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The property opens via a spacious entrance porch with cloakroom facilities, leading through double doors into a welcoming reception hall. A striking part-galleried landing above creates an immediate sense of space and character, whilst the principal ground floor rooms flow effortlessly from one to another – perfectly suited for both modern family living and entertaining.

The substantial sitting room enjoys a bright double-aspect outlook with doors opening directly onto the rear garden terrace. An attractive open fireplace sits centrally within the room, creating a warm focal point, complemented by fitted television cabinetry and built-in storage.

Flowing seamlessly from the hallway is the library, currently arranged as a bespoke fitted study with handcrafted shelving and cabinetry (available by separate negotiation). Equally suited as a formal dining room, snug or home office, the room enjoys views over the rear garden alongside recessed downlighting and continuous wood flooring from the reception hall. The staircase rises to the first floor with useful storage cupboards beneath.





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At the heart of the home lies a beautifully appointed country-style kitchen, fitted with a range of cabinetry beneath a combination of granite and solid timber work surfaces with tiled flooring and a window to the front aspect. Features include an induction hob, pull-out storage drawers and a useful pantry cupboard. The adjoining utility room offers further practicality with a fitted electric oven, combination microwave grill, fridge freezer, Butler sink, water softener, boiler and additional appliance space, together with direct access outside.

A particularly outstanding feature of Church Farm House is the stunning bespoke orangery, individually designed and commissioned by the current owners. This remarkable space combines garden room and dining room elements beneath an impressive glazed roof with curved windows and patio doors opening onto the rear terrace and gardens beyond. Rich in atmosphere, the orangery features traditional floor bricks, underfloor heating, recessed lighting and a striking Tudor-style fireplace which serves as a wonderful decorative focal point and creates a truly memorable evening setting.

Accessed both externally and internally, a useful side entrance and boot room provides the ideal space for countryside arrivals, complete with stable door access – a practical and characterful addition for walkers and dog owners alike.



Blaxhall is widely regarded as one of Suffolk's finest and most unspoilt villages – a place where genuine rural character has been

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First Floor

The spacious first floor landing provides access to all bedrooms, the family bathroom, a deep airing and storage cupboard and a single storage cupboard. A loft ladder leads to a large partially boarded loft space.

The principal bedroom is a generous double-aspect room enjoying delightful countryside and playing field views, complemented by a feature fireplace, walk-in wardrobe and dual-aspect en-suite bathroom with tiled flooring.

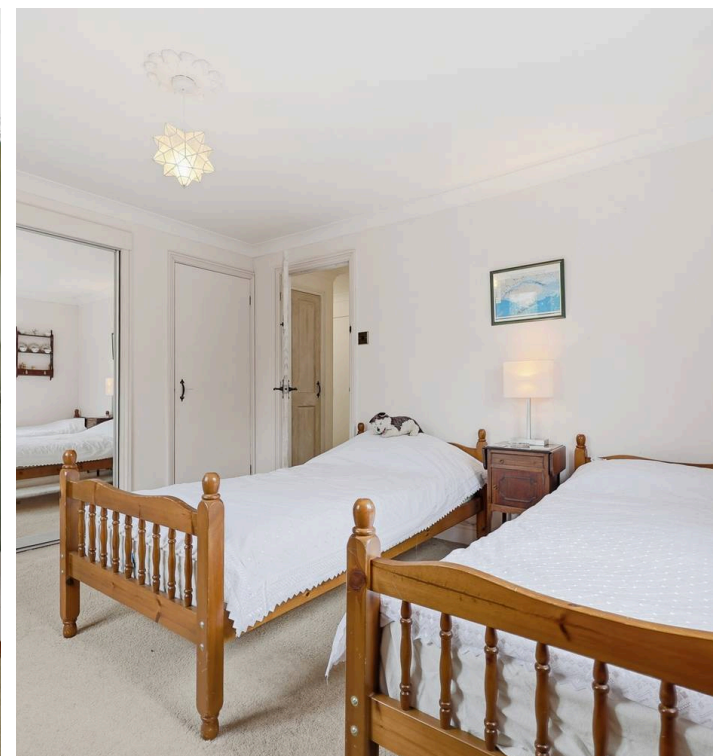
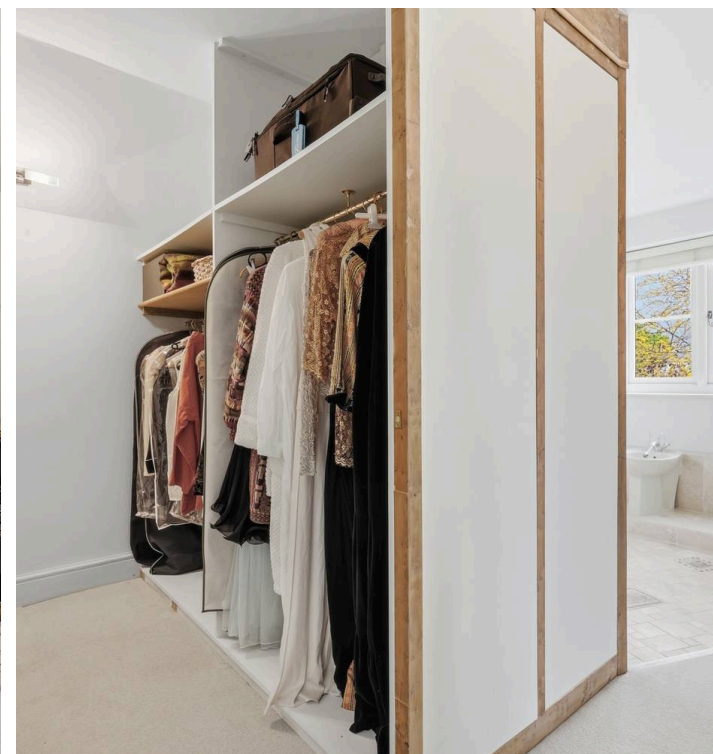
Bedroom two is a comfortable double room positioned to the front elevation, benefitting from fitted en suite WC and wash hand basin facilities, with scope for shower conversion, subject to requirements.

Bedroom three is an excellent double room, equally well-suited as an office, with fitted cupboards and pleasant rear garden outlooks.

Bedroom four is a particularly generous double-aspect room with field views overlooking the driveway and garden, complete with fitted sliding wardrobes and additional built-in storage.

The family bathroom is fitted with a four-piece suite, heated towel rail and illuminated mirror.

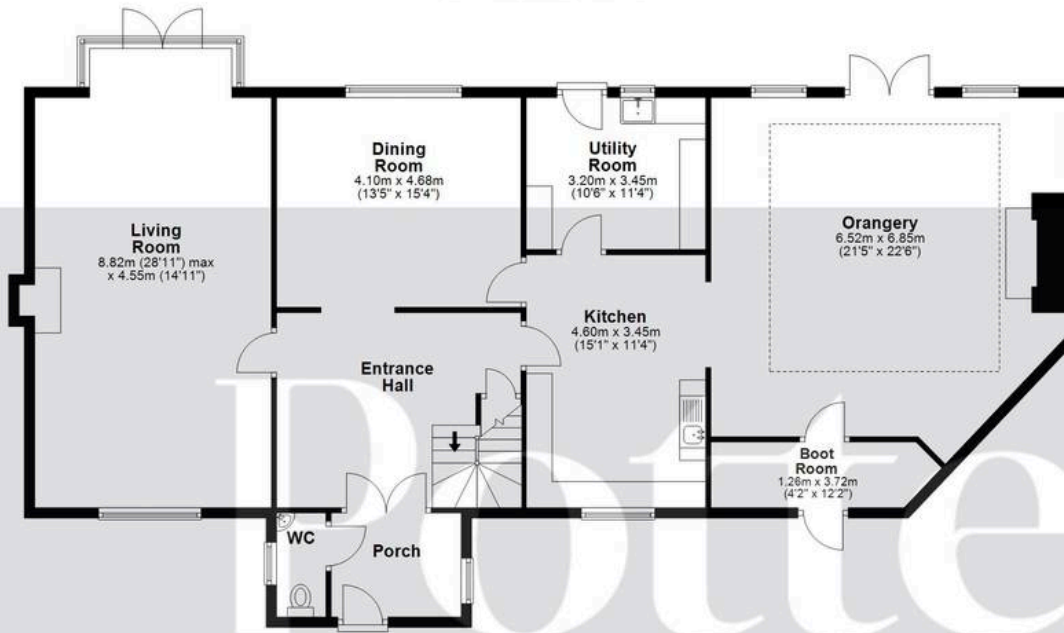
Throughout the property, attractive timber double-glazed windows are perfectly in keeping with the home's character and setting.





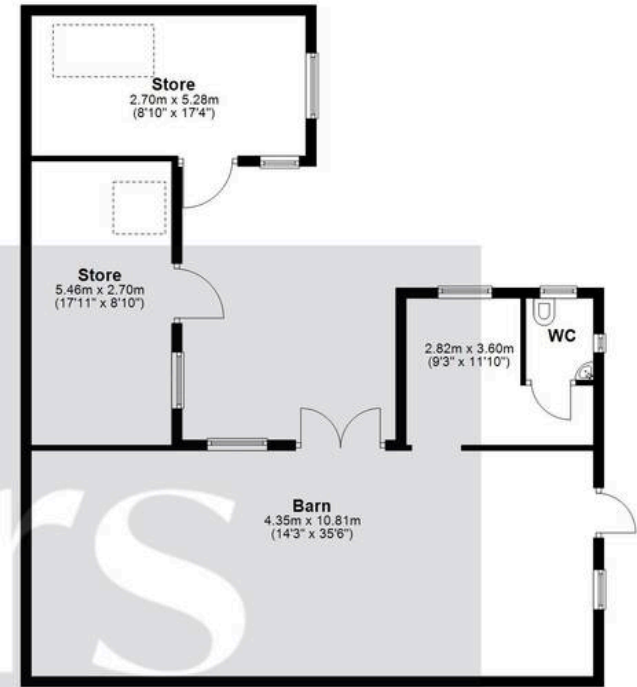
Ground Floor

Approx. 160.3 sq. metres (1725.6 sq. feet)



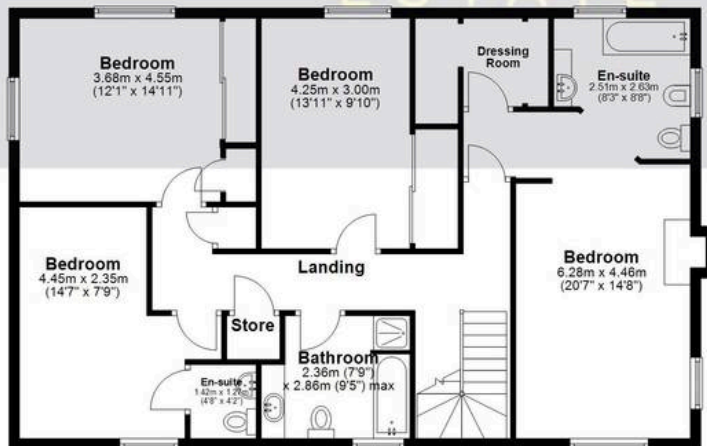
Outbuilding

Approx. 87.0 sq. metres (936.8 sq. feet)



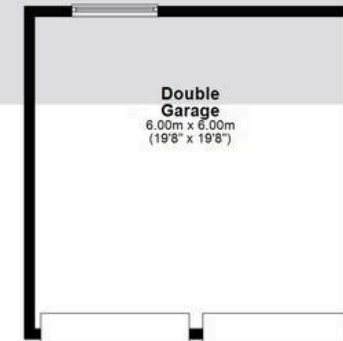
First Floor

Approx. 103.8 sq. metres (1117.0 sq. feet)



Garage

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 387.1 sq. metres (4166.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Church Road



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