



**The Fairways, Witnesham**  
Ipswich

Guide Price **£575,000**



## The Fairways

Witnesham, Ipswich

Occupying one of the most desirable positions within this exclusive development surrounded by Fynn Valley Golf Club, this exceptional three-bedroom residence combines luxury, privacy and generous living accommodation in a truly enviable Suffolk village setting.

Enjoying a substantial corner plot with beautifully landscaped gardens, extensive parking and a detached double garage, the property offers almost 1,940 sq ft of accommodation and garaging, all surrounded by some of the area's most attractive countryside.

Originally designed in a traditional Suffolk style, the home forms part of an attractive collection of executive residences arranged within landscaped communal grounds. Whilst connected to neighbouring properties, the thoughtful design, mature planting and generous plot create a wonderful sense of privacy, with the gardens enjoying a secluded feel rarely found within a development setting.



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The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, extending to over 20ft in length and beautifully appointed with a bespoke shaker-style kitchen, central island and integrated appliances. Enjoying a double aspect, this wonderfully light and airy space is further enhanced by a set of double doors from the kitchen island opening directly onto a charming communal courtyard, complete with seating areas to enjoy. This exceptional space flows effortlessly into the adjoining sitting room, where full-height window panels and glazed patio doors flood the room with natural light and open onto a private patio, sheltered by an electric canopy – perfect for outdoor entertaining in all weathers.

A separate ground floor bedroom or snug provides valuable additional reception space, ideal as a cosy sitting room, home office or hobbies room, whilst a practical utility room and cloakroom complete the ground floor accommodation.

The first floor offers two generous bedrooms, including a superb principal suite measuring over 20ft in length, complete with fitted wardrobes and a luxurious en-suite shower room. The latter bedroom is served by a stylish family bathroom featuring a freestanding bath and contemporary fittings.





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Outside, the property truly comes into its own. South east facing gardens wrap around the home, with expansive lawns, mature trees, established borders and extensive terraces providing multiple areas for outdoor entertaining and relaxation. Directly accessible from the garden, a detached double garage and generous gravel driveway provide excellent parking facilities.

The property benefits from gas central heating throughout, with an underfloor heating wet system serving the ground floor and radiators to the first floor, ensuring warmth and comfort across all seasons.



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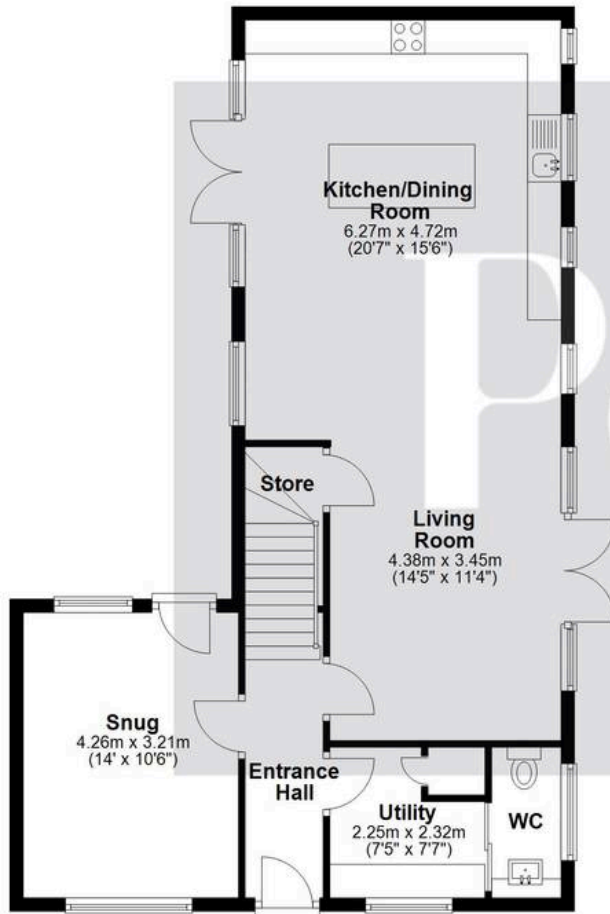
For those with a passion for golf, the location is simply unrivalled. Fynn Valley Golf Club sits on the doorstep, offering residents an enviable lifestyle with immediate access to its well-regarded course and excellent clubhouse facilities. The on-site café is a particular draw, serving delicious breakfasts, chef's lunch specials, paninis, freshly brewed coffee, speciality teas, homemade cakes and bar drinks – all enjoyed with wonderful countryside views. In the warmer months, the south-facing outdoor terrace provides the perfect setting to unwind after a round or simply soak up the Suffolk sunshine.

The sought-after village of Witnesham lies just a few miles north of Ipswich and offers an enviable blend of rural charm and modern convenience. Positioned adjacent to the highly regarded Fynn Valley Golf Club, The Fairways enjoys a peaceful setting surrounded by open countryside whilst remaining within easy reach of Ipswich, Woodbridge and the A12. The village benefits from a strong community atmosphere, well-regarded schooling nearby and excellent access to Suffolk's Heritage Coast and surrounding market towns.



### Ground Floor

Approx. 75.9 sq. metres (816.8 sq. feet)



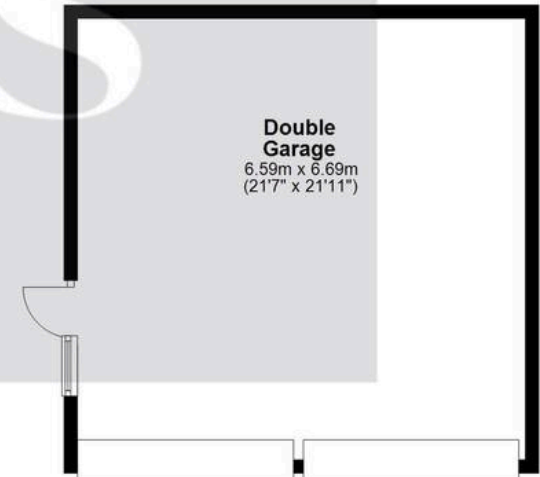
### First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



### Double Garage

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 180.2 sq. metres (1939.6 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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