THE LARK PARTNERSHIP



Wickham Market | Woodbridge | Suffolk

Beautifully Versatile...

An exceptionally spacious and beautifully versatile five bedroom detached family home, offering generous and thoughtfully arranged accommodation, together with a superb self-contained ground floor annexe. Enjoying a delightful position within a private cul-de-sac of just three properties, set back from Wickham Market's High Street, this impressive home combines a wonderful sense of privacy with the convenience of village amenities just a short walk away. Originally constructed in 1999 by a local builder for his own occupation, the property has subsequently been extended and improved to create a substantial home extending to approximately 3,315 sq ft, including the annexe. With well-proportioned reception rooms, a stylish kitchen/breakfast room, five bedrooms to the main house and the flexibility of the adjoining annexe, the accommodation is ideally suited to modern family life, particularly those seeking space for multi-generational living, visiting family and friends or even a self contained office.

The property is approached through an entrance porch, opening into a wonderfully welcoming reception hall, where the vaulted ceiling, rooflight and galleried landing above create an immediate impression of space and light. The ground floor offers a choice of reception rooms, including a generous sitting room with an attractive fireplace, providing a comfortable setting for relaxing and entertaining. A separate study/snug, complete with an extensive range of fitted shelving, offers an ideal space for home working, reading or simply enjoying a quieter retreat. The beautifully appointed kitchen/breakfast room forms a natural hub of the home, thoughtfully designed with an extensive range of Howdens cabinetry and generous work surfaces providing additional preparation space. Integrated appliances include an AEG oven, five-ring gas hob and under-counter refrigerator. A walk-in pantry and separate drinks cupboard provide valuable additional storage, whilst the adjoining utility room offers further practicality, with space and plumbing for laundry appliances and a dishwasher.













Flexible Living...

The dining room provides an inviting setting for family meals and entertaining, with double doors opening into the sitting room and further access directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A ground floor cloakroom completes the main accommodation on this level.

A particularly appealing feature of this property is the superb self-contained ground floor annexe, which offers a wonderful degree of independence whilst remaining conveniently connected to the main house. With its own private entrance, the annexe comprises a generously proportioned sitting/dining room, a separate fitted kitchen, a comfortable double bedroom with built-in wardrobe and an en-suite shower room. A connecting door through to the main house's utility room allows the annexe to function as part of the wider family accommodation or as a more independent living space, making it particularly well suited to elderly relatives, adult children, visiting guests or working from home. This flexibility is a real asset, allowing the property to adapt to changing family circumstances and individual requirements over time.

















Generous Proportions...

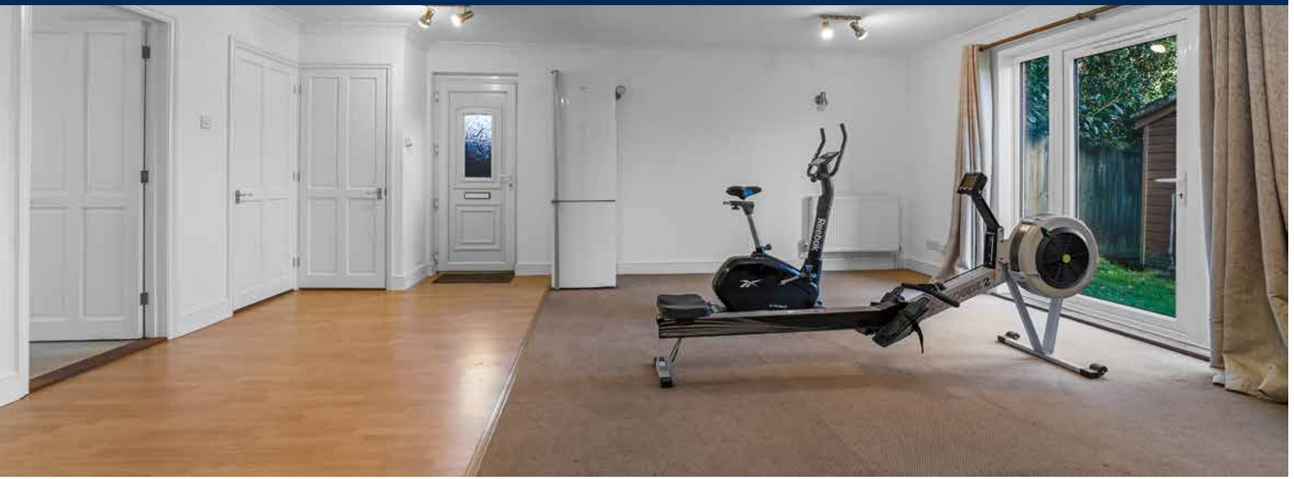
The sense of space continues on the first floor, where a generous landing provides access to five bedrooms, together with a large walk-in airing cupboard and laundry store. The principal bedroom is an impressive double room, complemented by a beautifully arranged dressing room with fitted wardrobes and a rooflight with electric blind. The adjoining en-suite bathroom is particularly spacious, featuring a freestanding bath, separate shower enclosure, wash basin and heated towel rail. This suite was created in 2022 through the conversion of the former roof space above the annexe. A further generously proportioned double bedroom benefits from its own en-suite shower room, complete with a walk-in shower and twin wash basins, whilst two additional double bedrooms and a fifth single bedroom provide excellent flexibility for family life.

These remaining bedrooms are served by a well-appointed family bathroom, fitted with a bath and shower over, wash basin and WC.





A Self-Contained Annexe...









Location...

The property enjoys an attractive and private setting, approached via a generous block-paved driveway providing off-road parking for approximately six to seven vehicles. A further discreetly positioned parking area offers additional flexibility and could be particularly useful for those wishing to accommodate a motorhome or campervan. The detached double garage provides excellent storage and workshop potential, benefiting from power, lighting, an electric roller door and additional storage space within the roof. To the rear, the delightful enclosed garden is predominantly laid to lawn, with established trees, shrubs and planting providing a pleasant and mature setting. The garden enjoys a good degree of privacy, particularly from the properties beyond, creating an appealing space for both relaxation and family enjoyment. A covered portico and adjoining paved terrace provide a sheltered area for outdoor seating and entertaining, with a lovely outlook across the garden. A further notable feature is the installation of 16 privately owned solar panels, benefiting from an existing Feed-in Tariff arrangement, providing an additional advantage for prospective purchasers.

Wickham Market is a thriving and well-regarded Suffolk village, offering an excellent range of everyday amenities and a welcoming community atmosphere. The property occupies a particularly convenient position, tucked away within a small private cul-de-sac of just three homes, yet within comfortable walking distance of the village's shops and facilities. The village offers a Co-op supermarket, post office, independent butcher, pharmacy, medical and dental practices, library, cafés, veterinary surgery and a selection of takeaways. The popular George public house provides a welcoming place for food and drink, whilst the village hall and various local businesses contribute to the strong sense of community. The historic market town of Woodbridge lies approximately five miles away, renowned for its attractive riverside setting, independent shops, restaurants and cultural attractions, whilst Framlingham, with its magnificent castle and charming town centre, is approximately six miles distant. For commuters, Wickham Market railway station, situated in nearby Campsea Ashe approximately two miles away, provides connections to Woodbridge, Ipswich and London Liverpool Street, with journey times of approximately 12 minutes, 30 minutes and 1 hour 40 minutes respectively, depending on the service. Combining substantial and adaptable accommodation, a highly desirable village setting and the considerable advantage of a self-contained annexe, this is a wonderful home offering the space and flexibility to accommodate a wide variety of lifestyles.







Key Information

LOCAL SCHOOLS:

- Wickham Market Primary School, 0.40 Miles. Rated Good
- Easton Primary School, 2.3 Miles, Rated Good
- Eyke Church of England Primary School, 4.3 Miles, Rated Good
- Farlingaye High School, 5 Miles, (Ofsted May 2026: 'Strong Standard' in Post-16 Provision and Personal Development; 'Expected Standard' in Teaching and Achievement).
- Thomas Mills High School and Sixth Form , 7 Miles, Rated Good
- Framlingham College: Independent boarding & day school, 7 Miles Away
- Woodbridge School: Independent Day and Boarding, 6 Miles Away

LOCAL AUTHORITY:

East Suffolk Council
Council Tax Band F

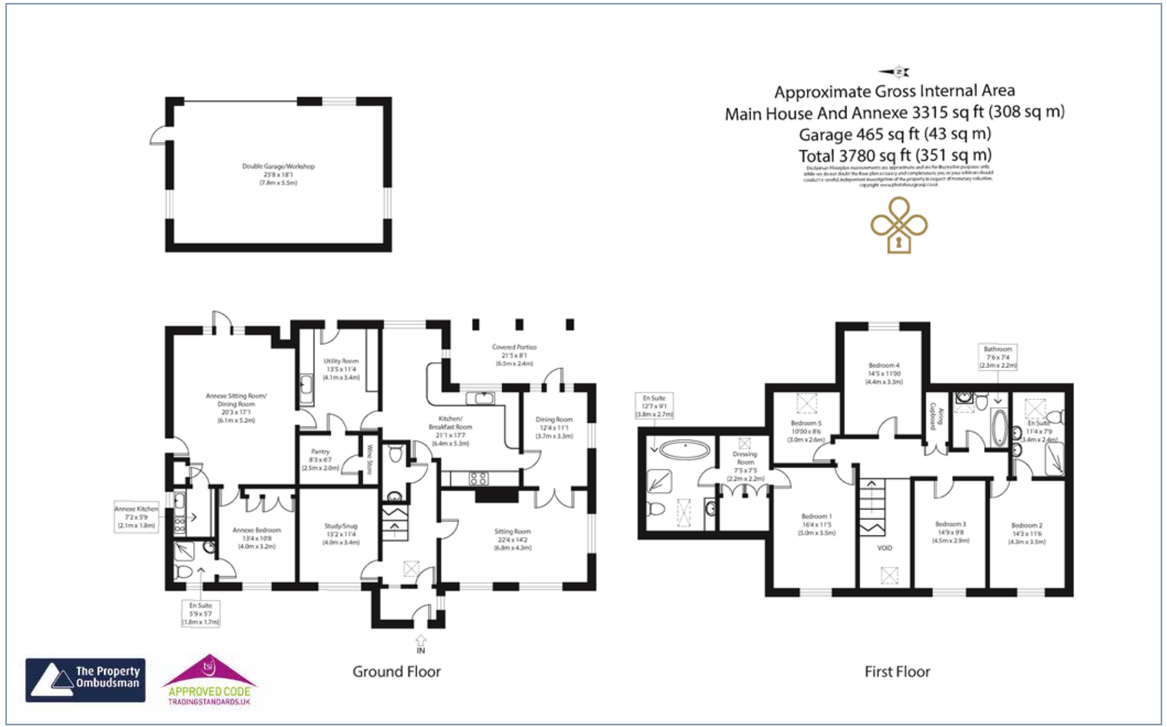
TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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