



Springfield House
Chapel Lane | Charsfield | Suffolk | IP13 7PX

Space to Settle



Built in 2016, Springfield House is a substantial family home where generous proportions meet a sociable layout. Five bedrooms are complemented by three ensuites, while downstairs, reception rooms sit alongside an impressive kitchen and entertaining space. Outside, the large garden backs onto open farmland, with extensive parking and a double garage. Set in the Suffolk village of Charsfield, with Wickham Market and Woodbridge within easy reach, this is a home with space to spread out, inside and out.



KEY FEATURES

- Substantial five-bedroom detached family home
- Approximately 3,420sqft of beautifully proportioned accommodation
- Impressive 27ft kitchen/family room
- Three ensuites plus a generous family bathroom
- Separate sitting room, dining room and study
- Large garden adjoining open farmland
- Double garage with driveway parking for around eight cars
- Quiet village setting within easy reach of Woodbridge

There are houses that look substantial in photographs and then there are houses that make their proportions clear the moment you arrive. Springfield House is firmly in the latter camp. Set along a quiet road in the Suffolk village of Charsfield, this handsome red-brick home was built in 2016 and sits comfortably within its generous plot, with substantial proportions that continue well beyond the front door.

Step Inside

Step through the front door and the hallway acts as a natural starting point, with the principal reception rooms arranged around it. The proportions of this lovely home give it an easy sociability. It is somewhere that can cope equally well with everyday breakfasts, children coming and going, friends dropping in and a full house at the weekend.



KEY FEATURES

To one side, the sitting room stretches to more than 21 feet, giving plenty of space to settle in without losing its sense of comfort. Its double aspect brings plenty of natural light into the room, while glazed doors open directly onto the large garden patio, creating an easy connection with the outside during the warmer months. The fully operational woodburner provides a warm, traditional focal point and come winter, it is easy to imagine this becoming the place everyone gravitates towards.

Across the hall, the separate dining room provides another generous reception space, with plenty of room for a large table. It is equally suited to Sunday lunch, Christmas dinner or one of those evenings that starts with a few friends and somehow ends with everyone still sitting around the table several hours later. Double doors connect the dining room directly with the kitchen, allowing the two spaces to work particularly well together when entertaining, while still giving you the option to close the doors when you want a little separation.

Continue through and the kitchen/family room is where Springfield House really shows its hand. Generously proportioned and very much the everyday hub of the home, there is room to cook, eat, entertain and simply spend time together without everyone getting under one another's feet. Skylight windows overhead bring plenty of natural light into the room, adding to its bright and open feel.











KEY FEATURES

The kitchen itself is equipped with integrated Siemens appliances, including a double fridge, double freezer and dishwasher, together with a Siemens electric hob and integrated bin storage. A large central island creates a natural gathering point, while there is ample space beyond for informal dining and comfortable seating. Doors opening directly outside extend the living space into the garden, making this a room that comes into its own during the warmer months too.

Practicality has been given its place too. A separate utility room keeps the household machinery away from the main living space, while a ground-floor cloakroom is conveniently positioned nearby. Comfort has been considered throughout, with underfloor heating, individual thermostatic controls allowing temperatures to be adjusted room by room and a water softener serving the home.

The study is far more than an afterthought. A proper room in its own right, it provides an excellent workspace for anyone working from home or running a business, while its generous proportions offer flexibility beyond the working day. It could just as easily serve as a playroom, hobby room, snug or games room, adapting as family life and needs change.

It all adds up to a ground floor that works on two levels: wonderfully sociable when everyone comes together, but with enough separate rooms to find a little peace when they don't.







KEY FEATURES

Exploring Upstairs

The substantial proportions continue upstairs, where five generous bedrooms are accompanied by three ensuites, a family bathroom and a dressing room. With several bedrooms easily capable of taking principal status, choosing the best may come down to personal preference rather than necessity, while the overall arrangement works equally well for a larger family or a house regularly filled with guests.

The current owners have opted for the bedroom with its own dressing room and ensuite and it is easy to see why. There is plenty of space for a large bed and additional furniture, while the adjoining dressing room keeps wardrobes neatly out of the main sleeping area. The ensuite, complete with a double vanity, finishes things rather nicely.

That said, you really can take your pick here. The other bedrooms are generously proportioned in their own right, with the three largest bedrooms each enjoying the convenience of their own ensuite. The remaining two bedrooms are served by the family bathroom, so there should be little competition for the shower on busy mornings.

The family bathroom itself is spacious and well appointed, providing a relaxing alternative to the ensuites and completing an upstairs layout that works particularly well for a larger family or a house regularly filled with overnight guests.

















KEY FEATURES

Step Outside

Space is not confined to the interior. Springfield House sits within a large garden, with a generous, paved patio immediately behind the house creating plenty of room for outdoor dining, summer entertaining or simply making the most of a sunny day. From here, the garden rises in broad, lawned tiers, with steps leading between each level and mature trees and hedging providing a leafy backdrop.

There is plenty of room for children to run, games to be played and gatherings to spread out, while the largely lawned upper garden provides a generous canvas for keen gardeners to make their mark. For those who prefer their outside space with a little less upkeep, it can simply be enjoyed as it is, with neighbouring farmland adding to the open, rural feel.

Back at the front, there is parking for approximately eight cars - handy for a large household and even handier when family and friends arrive. The double garage has lighting, power and electric doors, providing secure parking as well as valuable storage for bikes, tools and the inevitable collection of belongings that come with a house of this size.







KEY FEATURES

About The Area

Charsfield manages to retain the atmosphere people hope to find when moving to the Suffolk countryside: small, rural and surrounded by farmland, yet not cut off from the towns and services needed for everyday life. Springfield House itself enjoys a peaceful position along a quiet village road, with the village primary school close by and the village hall providing a focal point for local events and activities.

How Far Is It To....

For a choice of shops, places to eat and days out, both Wickham Market (3.4 miles) and Woodbridge (6.2 miles) are within easy reach. Wickham Market is a thriving Suffolk village with a useful range of everyday amenities gathered around its distinctive Market Hill, including independent shops, cafés and essential services. Continue on to Woodbridge and the choice widens considerably. Set beside the River Deben, this handsome market town combines independent shops, cafés, pubs and restaurants with supermarkets, leisure facilities and a railway station.

For days when work can wait, some of Suffolk's best-loved landscapes are within comfortable reach. The River Deben provides beautiful waterside walks, sailing and plenty of places to stop and enjoy the view, while the Suffolk Coast makes an equally tempting escape. Aldeburgh (15 miles) brings its famous shingle beach, colourful seafront houses, independent shops and of course, fish and chips by the sea. With village life at home and coast, countryside and well-connected towns within easy reach, Springfield House is very well placed for enjoying the best of Suffolk.



INFORMATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

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Services, District Council and Tenure

Mains electric, water and drainage

Oil central heating

Broadband - FTTC - Ultrafast available

Mobile Phone Reception - Average

Visit www.ofcom.org.uk to check

East Suffolk District Council - Band G

Tenure: Freehold

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Ground Floor



First Floor

Approximate Gross Internal Area
Main House 3420 sq ft (317 sq m)
Garage 300 sq ft (28 sq m)
Total 3720 sq ft (346 sq m)

Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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