



# CLAREMONT

Barking



Suffolk



Chapman Sticks

## CLAREMONT, BATTISFORD ROAD, BARKING, IP6 8HL

Needham Market - 3 miles / Stowmarket - 6 miles / Ipswich - 11

- Lobby • Entrance hall • Kitchen / breakfast room •
- Dining room • Shower room • Cloakroom • Sitting room •
- Family bathroom • Four double bedrooms •
- Detached double garage • Off-road parking •
- Gardens of approximately 0.2 acres •

### The Property

CHAIN FREE – Claremont is an individually designed house located in the well-regarded hamlet of Barking.

Set in an elevated position, along a quiet country lane, Claremont is approached via a large drive. On entering the house through the lobby, a welcoming entrance hall provides access to the extensive accommodation comprising a kitchen/breakfast room with wooden base and eye level units and worktops to include a breakfast bar. The kitchen is well equipped with integrated appliances such as a Miele induction hob and Bosch oven, a quadruple Kenwood fridge/freezer, and plumbing for a water softener, dishwasher and washing machine.

Adjacent is a spacious dining room with double, glazed doors providing pleasant views over the well-kept garden, and providing access to an outside terrace. Further to this the accommodation extends to a modern shower room with separate WC and two double bedrooms (one of which currently serves as a study).

The first floor accommodation is set around a spacious landing with an impressive sitting room enjoying far reaching views across rolling countryside, and of Barking church. This quadruple aspect room enjoys plenty of natural light and has an attractive open fireplace with an exposed brick surround and inset electric coal effect burner. The spacious accommodation continues by offering two double bedrooms with built in wardrobes and a family bathroom which is fully fitted with bath, bidet, WC and basin with vanity unit and marble effect worktop.

Outside, the house sits centrally within its plot of approximately 0.2 acres, and is surrounded by a private and well-maintained garden boasting an array of well-established trees, plants and shrubs such as Holly, Red Robin, Clematis and Roses to name a few. A paved terrace wraps around the house and is perfect for outside dining during the warmer months, and for taking in the beautiful garden views. A large drive provides off road parking for several vehicles and provides access to a detached, double garage with electric remote-controlled door.

## A 1970'S ARCHITECTURALLY DESIGNED FAMILY HOUSE IN A RURAL LOCATION WITH BREATH-TAKING COUNTRYSIDE VIEWS



### Location

Barking is a rural village just over two miles south-west of Needham Market. Needham Market has an attractive period high street with independent shops and amenities. There is a mainline railway station at Needham Market which connects to Ipswich, with a direct link to London's Liverpool Street. The A14 is also close to hand which gives access to Ipswich in the East, and Bury St Edmunds and Cambridge to the West.

### Services

Mains water, drainage and electricity are connected. Oil-fired heating.

### Local Authority and Council Tax Band

Mid Suffolk District Council  
F (2025)

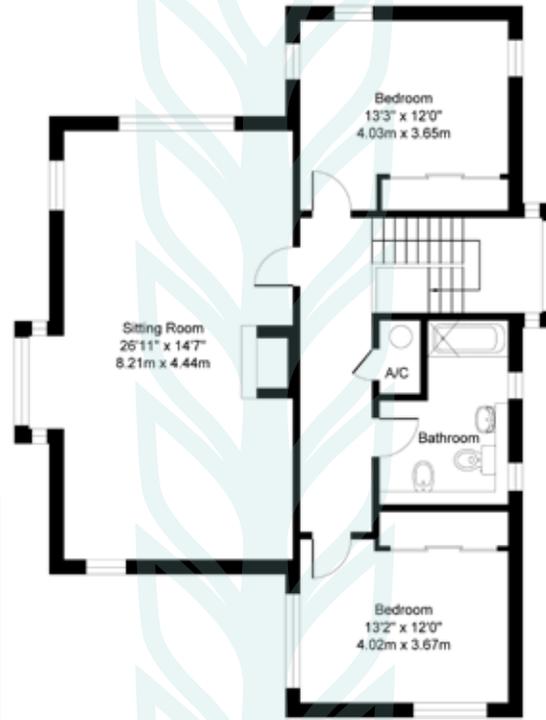
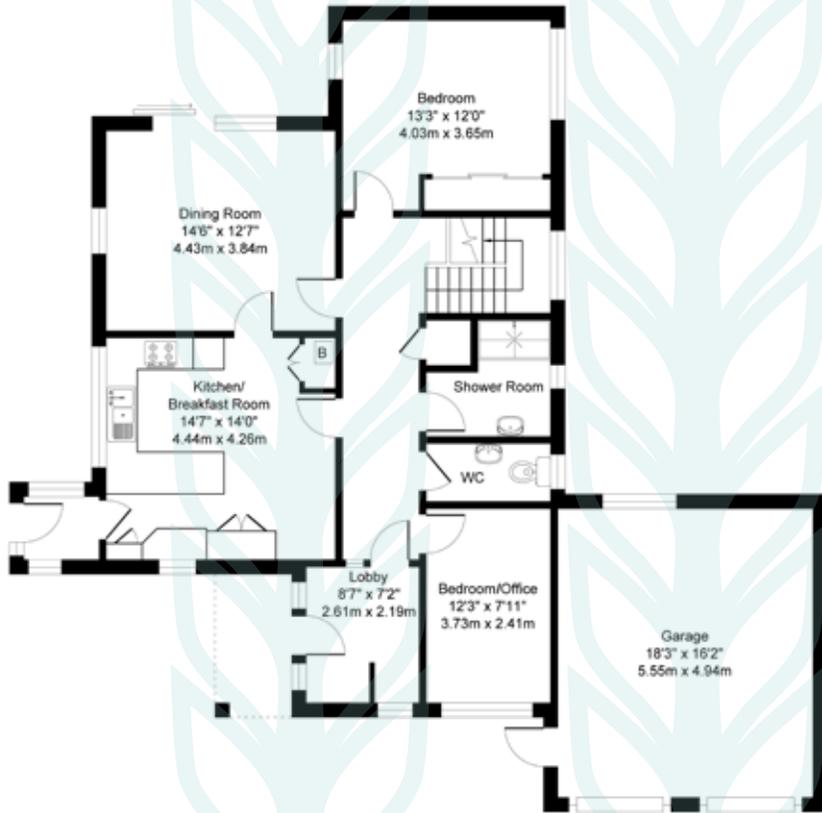
### EPC Rating

Current D (58). Potential C (70).



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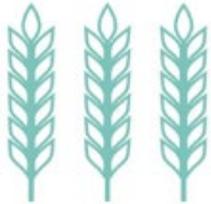
Approximate Floor Area  
Main House - 2018 sq. ft / 187.46 sq. m  
Garage - 295 sq. ft / 27.41 sq. m



Ground Floor

First Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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