



Cosford Rise
Semer, IP7 6HL



Perched in an elevated position above the picturesque Suffolk countryside, Cosford Rise offers an exceptional blend of privacy, space and effortless single-storey living. Set within approximately 1.5 acres of beautifully landscaped gardens, this remarkable detached bungalow embraces a relaxed, holiday-inspired lifestyle with panoramic views, a heated outdoor swimming pool and seamless indoor-outdoor living. Despite its peaceful village setting, excellent connectivity to Ipswich, Hadleigh and surrounding amenities ensures the perfect balance between countryside tranquillity and modern convenience.

KEY FEATURES

- Elevated position with panoramic countryside views
- Stunning open-plan living with bi-fold doors
- Approx. 1.5-acre wrap-around plot
- Offered with no onward chain
- Four bedrooms, all with en-suite facilities
- Flexible single-storey accommodation
- Double Cart Lodge, workshop, office and outbuildings
- Private gated driveway with extensive parking & EV Charging point
- Convenient access to Ipswich, Colchester, Hadleigh and local amenities
- Additional 6.5 acres available separately

Set within the quiet and picturesque village of Semer, this impressive four-bedroom detached bungalow occupies an enviable elevated position at the top of a hill, boasting far-reaching panoramic views across the rolling Hadleigh countryside. Offering exceptional privacy, generous living space and beautifully landscaped grounds, this unique home delivers the very best of Suffolk village living.

The property now includes an additional parcel of land for sale. The land extends to approximately 6.5 acres and is situated to the rear of the property. It can be accessed via a gate at the back of the garden.

Approached via a private gate, the property opens onto a substantial driveway providing ample parking for multiple vehicles. The driveway leads to a garage with adjoining office/workshop space, as well as an additional outbuilding with plumbing and electricity, all complementing the main detached bungalow.

The outdoor spaces are a true highlight. To the rear, an enclosed outdoor swimming pool creates a private retreat, ideal for entertaining or relaxing during the warmer months, with a pool outbuilding perfect for storage or post-swim relaxation. To the front, a tranquil pond and patio area provide a peaceful setting from which to enjoy the surrounding countryside views. A wraparound garden with mature planting, multiple seating areas and a strong sense of seclusion completes the grounds.



Internally, the bungalow offers spacious and versatile accommodation throughout. Upon entering, Bedroom Four is positioned to the front and benefits from its own en-suite, making it ideal for guests or multi-generational living. The impressive lounge/diner is a standout feature, enjoying breath-taking views and featuring bi-folding doors opening onto the front garden, allowing natural light to flood the space.

The kitchen and utility room are positioned at the rear of the property, overlooking the garden and providing a practical and well-connected hub of the home.

Further along the bungalow, the principal bedroom enjoys countryside views, a walk-in wardrobe and an en-suite bathroom. Bedroom Three is a generous double with fitted wardrobes and its own en-suite. Bedroom Two also benefits from an en-suite and features a private study accessed from the rear of the bedroom, complete with French doors opening onto the side garden, ideal for home working or as a peaceful retreat.

Occupying approximately one acre of land, this beautifully positioned bungalow combines exceptional internal accommodation with outstanding outdoor features, all within a desirable village setting and a convenient reach of Ipswich and surrounding areas.

Viewing is highly recommended to fully appreciate the setting, space and lifestyle on offer.

The current owners fell in love with the views the first time they saw the bungalow – and following extensive refurbishment throughout have created a beautiful light filled, energy efficient and low maintenance home with space for everyone to come together, or to just be at one with nature. Over the years the home has been multi-generational, as well as a place where everyone gathers together and offers such versatility to meet with every cadence of life.





Step inside

Step Inside

Beyond the private gated entrance, a sweeping driveway welcomes you to generous proportions and versatile accommodation - home that adapts effortlessly to modern family life. Positioned to maximise its spectacular elevated setting, every aspect of the property has been thoughtfully designed to capture natural light, countryside views, and a sense of space. The heart of the home is the stunning open-plan lounge and dining area, where expansive bi-fold doors on two sides frame uninterrupted rural vistas and open directly onto the terrace with beautiful pond. This exceptional entertaining space creates a seamless connection between inside and out, and is where milestone birthdays, summer barbecues and fun with friends have been a huge part of life here. Even in winter, Suffolk's changing seasons can be observed from the comfort of home. The family have enjoyed fabulous New Years Eve dinner parties here with everyone tumbling from dining to sitting space and then sleeping over. The large well fitted kitchen makes it easy to cook up a feast for the masses and is complimented by a practical utility room. A centrally placed jacuzzi Bathroom allows for all to use without going into one of the 4 bedrooms.



A Restful Night's Sleep

The accommodation has been carefully arranged to provide comfort, privacy, and flexibility throughout, all bedrooms benefiting from their own ensuite. The principal suite enjoys far-reaching countryside views and features a luxurious walk-in wardrobe alongside a private en-suite bathroom, creating a peaceful sanctuary within the home. Three further generously proportioned bedrooms each offer their own distinct appeal. connection to the surrounding landscape, all on one convenient level. Bedroom 2 is a large double with built in wardrobes and a double sink, fitted units and large enclosed shower. Bedroom 3 has formally been used as a connected annex for multi-generational living and has an adjoining study/living area/home office with French doors opening onto the garden, providing an inspiring home office or private retreat, great for teenager craving a little independence. Bedroom 4 benefits from front elevation, an en-suite and independent positioning, ideal for guests or extended family or even a home office or playroom. The thoughtful layout ensures every bedroom enjoys a sense of privacy, comfort, and connection to the surrounding landscape, all on one convenient level.



Outdoor Living with a Resort Feel

The grounds at Cosford Rise are truly exceptional, delivering the atmosphere of a private countryside retreat. The private gated driveway offers extensive parking for numerous vehicles, and for those seeking further adjoining land, an additional parcel extending to approximately 6.5 acres is available by separate negotiation and can be accessed directly from the rear garden. Surrounded by wrap-around gardens extending to approximately 1.5 acres, the property enjoys complete seclusion amongst mature planting, expansive lawns and multiple seating areas designed to capture the stunning panoramic views. To the rear, the heated outdoor swimming pool creates a luxurious focal point, accompanied by a generous entertaining terrace that is perfect for summer gatherings, alfresco dining and relaxed weekends with family and friends. This is one of the current owner's favourite spots for a glass of something cold on a peaceful summer day, watching the sun glistening on the water – no need to go abroad for the holiday vibe! A tranquil pond and wraparound terrace at the front of the house provide another peaceful setting from which to appreciate the rolling Suffolk landscape stretching beyond, perfect for summer gatherings, alfresco dining and relaxed weekends with family and friends. A fabulous party for a recent milestone birthday saw full use of the home, inside and out, barbecuing, pool party, and sleepover! Wildlife visitors also enjoy these surroundings and provide a lot of entertainment with mischievous squirrels, jumping muntjac, woodpeckers and a variety of birdlife all frequenting the grounds.

On The Doorstep

The property is situated within the charming village of Semer, a sought-after Suffolk location renowned for its picturesque countryside, village character, and excellent connectivity. The surrounding area offers an attractive balance of rural tranquillity and everyday convenience, with nearby market towns and villages including Hadleigh, Kersey, Long Melford and Lavenham providing a range of local amenities, independent shops, restaurants, and leisure facilities. Hadleigh offers a Morrisons, a very pretty high street, and a Coop plus health centre and dentist.



How Far Is It To

For commuters and those travelling further afield, the property enjoys excellent road access to Ipswich and the wider Suffolk region, including Lavenham, Bury St Edmunds and Colchester. A direct rail service runs from Colchester to London Liverpool St (in just under an hour) and the surrounding counties. Whether enjoying countryside walks, exploring Suffolk's historic villages or accessing nearby town centres, Cosford Rise offers the best of both worlds: peaceful village living combined with outstanding accessibility.

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... What 3 Words Location
///resources.boards.gifts

Services, District Council and tenure

Oil Central Heating

Mains Electricity & Water

Drainage - Cesspit

Broadband Available - please check www.openreach.com/fibre-checker

Mobile Phone Reception - depending on network provider Please see www.ofcom.org.uk to check.

Babergh District Council - Band G- Freehold







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation