



7 Read Way
Laxfield | Suffolk | IP13 8FJ

 FINE & COUNTRY

Modern Countryside Living



Final chance to secure a stylish four-bedroom home in Laxfield, combining Suffolk charm with modern comfort. Featuring a spacious kitchen/dining room, landscaped garden and en-suite principal bedroom. Complete with garage, driveway parking and energy-efficient heating.



KEY FEATURES

- Chain Free
- Last chance to secure final plot
- Traditional Suffolk-style exterior
- Modern, high-spec interior finishes
- Includes integrated appliances
- Air Source heat pump
- Main bedroom with en-suite
- Stylish family bathroom
- 6-year RICS Professional Consultant's Certificate
- Great transport links
- Commutable to London

About The Property

Tucked away within an exclusive collection in the heart of Laxfield, this is the final opportunity to secure a beautifully considered home in an already established and quietly desirable setting.

Plot 18 offers a seamless balance of timeless Suffolk character and contemporary comfort. From the moment you arrive, the traditional façade - defined by soft colour-washed elevations and classic pantile roofing - sets the tone for what lies within: a home designed not just for living, but for enjoying.





KEY FEATURES

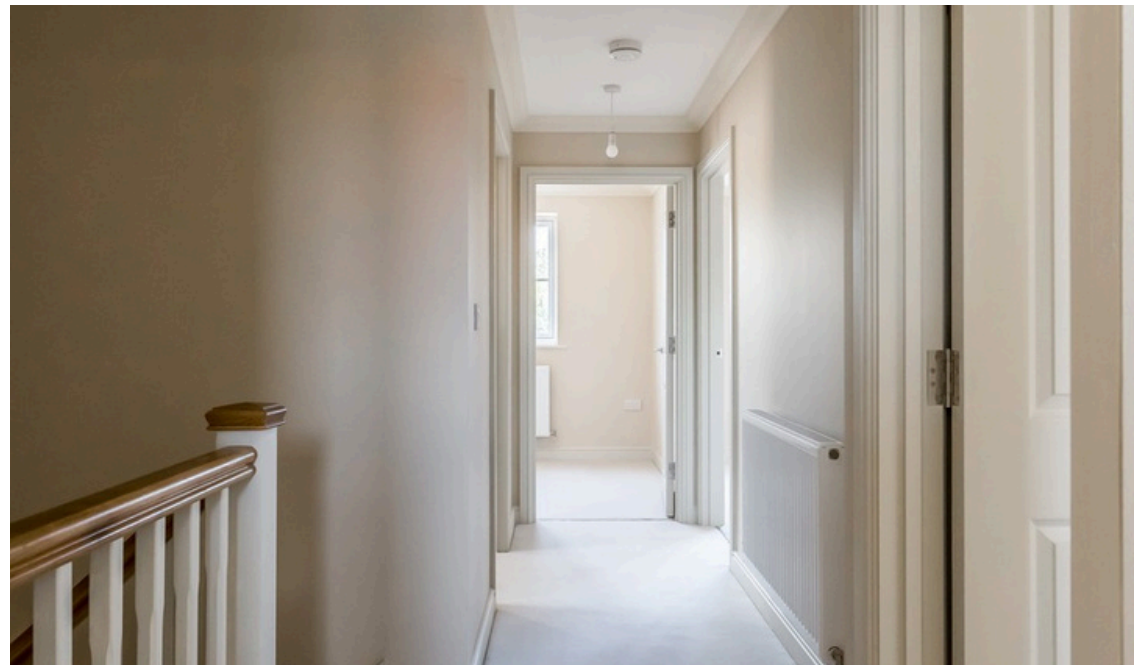
At its heart, the kitchen/dining room is a natural gathering space. Thoughtfully designed with Mackintosh cabinetry, elegant Silstone worktops, and a full suite of integrated appliances, it invites both everyday moments and relaxed entertaining. French doors open directly onto the landscaped garden, allowing the inside and outside to flow effortlessly through the seasons.

The adjoining sitting room offers a more intimate retreat, with double doors providing flexibility - open them for a sociable, open-plan feel or close them for quieter evenings in.

Modern living is further enhanced by underfloor heating across the ground floor, powered by an energy-efficient air-source heat pump - bringing both comfort and sustainability into everyday life.

Comfortable Living

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The principal suite enjoys its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, finished with high-quality fittings.









KEY FEATURES

Set within the well-regarded Beauly Place development, and built by respected, award winning, local developers Beauly Homes, this home represents a rare chance to join a thoughtfully created village community - where quality, design, and lifestyle come together with ease.

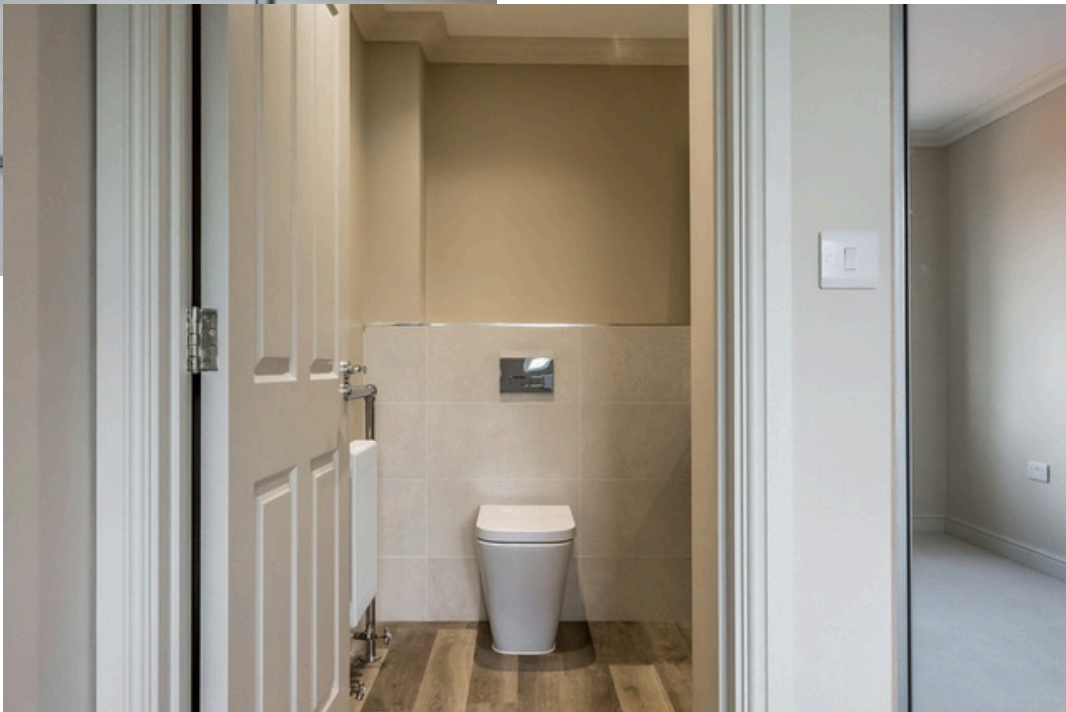
Step Outside

Outside, the garden has been carefully landscaped to create a space that is both practical and inviting. An Indian sandstone terrace provides the perfect setting for al fresco dining, while pathways and lawned areas offer room to relax, play, or simply unwind. A single garage and private driveway complete the picture, while a 6-year RICS Professional Consultant's Certificate offers additional peace of mind.













KEY FEATURES

About The Area

Laxfield is a charming and historic Suffolk village, set between Halesworth and Framlingham and surrounded by attractive countryside. It has a strong community feel, with a village shop, two popular pubs, a primary school, a village hall and a large playing field all adding to everyday convenience and village life.

The heart of Laxfield is especially characterful, with All Saints Church, the medieval Guildhall and the traditional High Street giving it a distinctly timeless feel. Residents also benefit from a range of local activities and events, making it a welcoming place for families, downsizers and those seeking a quieter pace of life. For buyers looking to enjoy the Suffolk countryside without losing connectivity, London remains commutable by rail from nearby stations, making it an appealing option for those who want a rural lifestyle with access to the capital.







INFORMATION



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... [//consented.altitude.larger](#)

Services, District Council and Tenure

We are advised by the vendor that Mains Water, Electricity and Drainage are connected to the property.

Air Source Heat Pump - Underfloor Heating & Central Heating.

Broadband Available – Please check www.openreach.com/fibre-checker

Mobile Phone Reception - Please see www.ofcom.org.uk to check

Mid Suffolk District Council – Band E

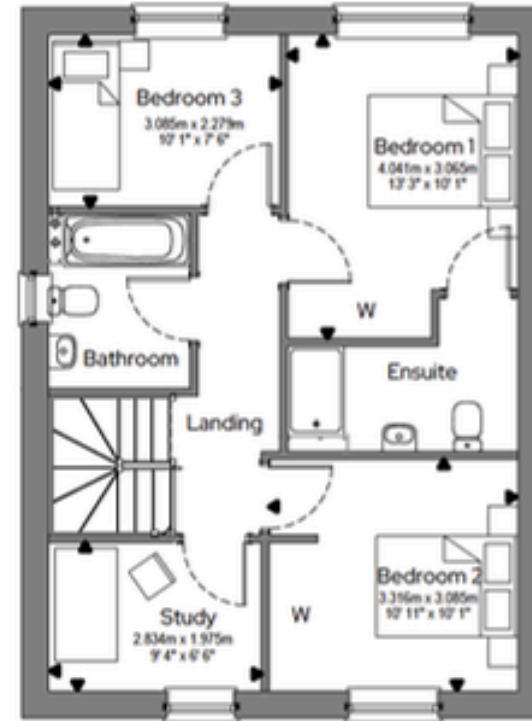
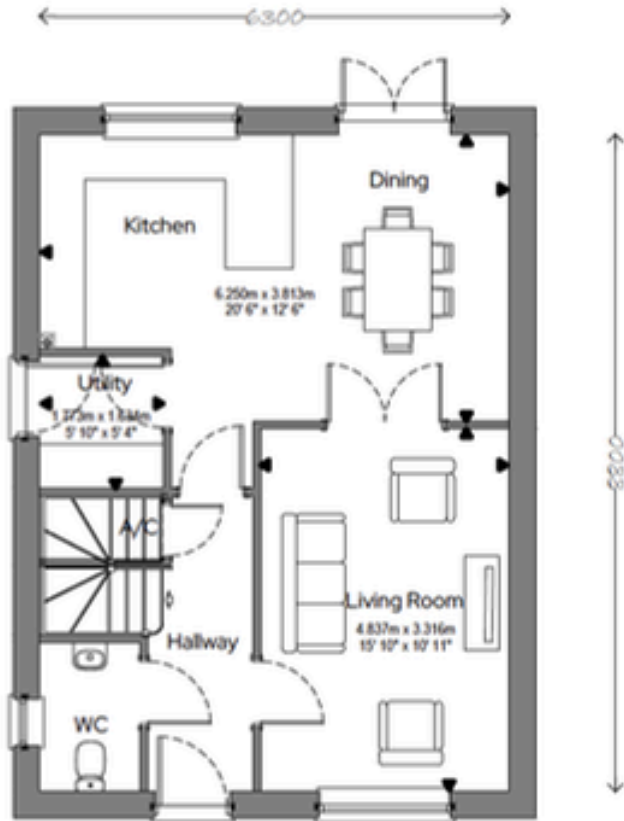
Freehold

Annual service charge - £419.66

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd. NOTE all images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without permission





PLOT 18

110.88m² = 1193ft²

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

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.



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



For more information or to book a viewing please contact:

Michael Warren | Licensed Property Partner

E: Michael.Warren@fineandcountry.com

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office

3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

