



Old Green Farm Church Lane, Westerfield Ipswich IP6 9BE

welcome to

Old Green Farm Church Lane, Westerfield Ipswich

*STUNNING INDIVIDUAL DETACHED PROPERTY *2,389 ft 2 FLOOR SPACE *VILLAGE LOCATION *LIVING ROOM PLUS KITCHEN/DINER *WATER SOFTENER *STUDY *FOUR BEDROOMS *HIGH SPEC FINISHES *OUTSIDE GYM *OFF ROAD PARKING *PRIVATE ROAD *STUNNING COUNTRY VIEWS *NO ONWARD CHAIN



We are delighted to present this truly stunning property, ideally situated in the heart of Westerfield. This charming village, nestled within a picturesque farming community in East Suffolk, offers a peaceful rural lifestyle while being just two miles from Ipswich town centre. Westerfield boasts a beautiful historic church, a welcoming community atmosphere, local pubs, and convenient access to three nearby train stations.

The property itself enjoys uninterrupted views over open farmland, where wildlife can often be spotted right from the garden. Set back from the road, this prestigious home was built in 2020 and offers spacious, high-specification living throughout.

Internally, the accommodation comprises a generous living room, an impressive kitchen/diner, a large welcoming hallway, a dedicated study, four double bedrooms, two en-suite bathrooms, a cloakroom, and an additional shower room. Every detail has been carefully considered, with exceptional décor and premium finishes throughout. Highlights include bi-fold doors that seamlessly connect indoor and outdoor spaces, a fully fitted high-spec kitchen with quality units, and stylish built-in media features alongside a modern fireplace.

Externally, the property continues to impress with off-road parking, an outdoor gym area, and beautifully positioned outdoor space perfect for enjoying the surrounding countryside.

- Entrance Door Into-**
- Hallway**
- Kitchen/Diner**
- Living Room**
- Study**
- Bedroom**
- Wet Room**
- Cloakroom**
- Landing**
- Bedroom**
- En-Suite**
- Bedroom**
- Bedroom**
- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Garage**



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- BUILT IN 2020
- UNDER FLOOR HEATING
- SUPER FAST BROADBAND
- SOLID OAK DOORS
- HIGH SPEC ON ALL APPLIANCES AND FINISHES

Tenure: Freehold EPC Rating: B

Council Tax Band: G

£820,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104149 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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