Highfields Badingha Road

Laxfield

Woodbridge









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CITY | COUNTRY | COAST







Highfields Badingham Road

Guide Price £490,000

Spacious Four-Bedroom Country Home...
Highfields is set well back behind estate-style fencing with oak gateposts and is approached via a recently laid gravel driveway providing extensive parking and turning space. Lawns, established planting and a wildlife pond create an attractive frontage, while the surrounding countryside provides a lovely outlook. The property has also benefited from recently serviced windows, with sealed units, handles and hinges replaced where required.

Inside, the spacious entrance hall immediately introduces some of the house's original character, with much of the window cills, architraves, skirting and other woodwork crafted from local Elm dating from 1952, processed on site when the property was built. The comfortable dual-aspect sitting room features a multi-fuel stove set on limestone flags, complemented by an oak mantelpiece and dimmable feature lighting around the fireplace. A well-proportioned dining room provides plenty of space for family gatherings and entertaining, with double doors opening into the garden room, a useful year-round living space overlooking the grounds.

The generous kitchen offers extensive storage and worktop space, with room for a large fridge/freezer and dishwasher, together with potential to introduce an island or create a more open-plan arrangement, subject to the necessary consents. A water softener is also installed.

A secondary rear entrance provides a practical boot-room-style area, while the adjoining utility room keeps laundry appliances and the oil-fired boiler separate from the main kitchen. A ground-floor bathroom completes the accommodation on this level.

Upstairs, the principal bedroom is particularly spacious, with fitted wardrobes and attractive dual-aspect views across the garden and surrounding fields. Three further bedrooms provide flexibility for family, guests or home working, with the fourth currently used as an office. A generous family bathroom with separate bath and shower, together with additional storage, completes the first floor.

Outside, the grounds are a particularly strong feature. The vendors purchased an additional parcel of land to the side, increasing the overall plot to approximately 0.5 acres and creating a wonderfully generous outside space. The grounds incorporate formal garden areas, an informal meadow-style section and the pond to the front, together with mature plum and apple trees. To the rear, new fencing and substantial evergreen planting were introduced around a year ago using larger specimens for immediate impact; as the planting matures, it is intended to provide increasingly complete screening from the new single-storey property beyond. There is ample room for children, pets and outdoor entertaining, with mature hedging, trees and planting adding to the sense of privacy.

Two substantial outbuildings add considerable versatility. The large workshop, acquired as part of the additional land, has been put to serious practical use by the current owner, including the full restoration and rebuilding of a vehicle over recent years, demonstrating the scale and usefulness of the space. With double doors and vehicle access, it is ideal for automotive use, hobbies, storage or workshop purposes. A further block-built outbuilding benefits from mains electricity and water and would suit use as a studio, office or additional workshop, with possible longer-term conversion potential subject to planning and the necessary consents. There's also a substantial shed used as the woodstore, and the owners have also considered the possibility of a three-bay cart lodge within the grounds.

Despite its rural position, Highfields is well placed for everyday amenities. Laxfield is around a five-minute drive away, with local facilities and primary schooling, while doctors' surgeries and further services are available in the surrounding villages and towns. Halesworth, approximately 10–15 minutes away, offers independent shops, cafés, restaurants and a railway station with connections along the East Suffolk line. Framlingham, Eye and Diss are also accessible, while the Suffolk Heritage Coast, including Southwold and Aldeburgh, is within comfortable driving distance.

Highfields offers an appealing combination of countryside living, generous accommodation, character details, useful outbuildings and approximately half an acre of grounds, without feeling isolated from the services needed for day-to-day life.

The vendors are very motivated to move and have already had an offer accepted on their vacant onward purchase, presenting an excellent opportunity for buyers in a position to proceed.

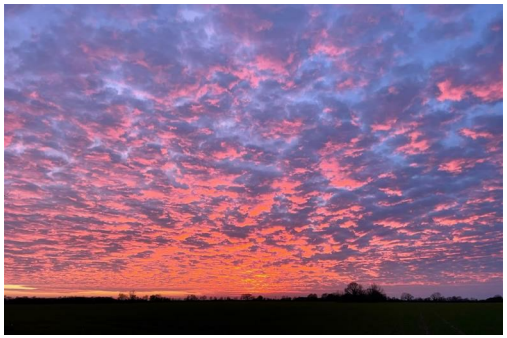
Agents notes...
A pre-recorded walkaround tour is available for this property

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TOTAL FLOOR AREA : 203.2 sq.m. (2187 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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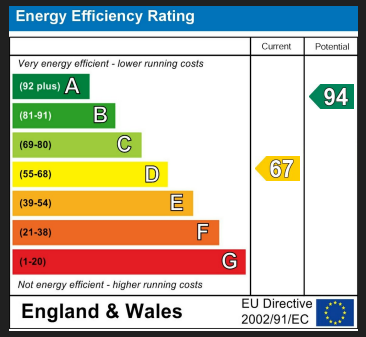
Local Authority

Mid Suffolk

Council Tax Band

D

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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