

An impressive five bedroom detached house in a pleasant, elevated position and with grounds of over 2 acres.



Guide Price

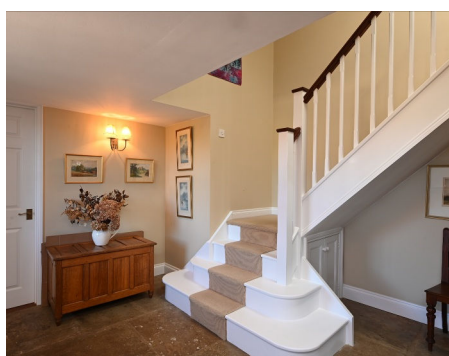
£975,000

Freehold

Ref: P7888/C

Address

Hill Farm
Charsfield
Suffolk
IP13 7PL



Reception hall, cloakroom/utility room, kitchen/breakfast room, dining room, sitting room, study, snug and boot room.

Five first floor bedrooms, two en-suites and a family bathroom.

Ample off-road parking, garaging and barn. Pretty gardens and meadows.

In all, grounds extending to 2.2 acres.

Contact Us



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Well Close Square
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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Hill Farm sits on the edge of the village of Charsfield in a particularly pleasant elevated position. The village has an active community and sits within the beautiful Deben Valley area, which contains some of the most picturesque countryside in East Suffolk. The village has a primary school, playing fields with tennis courts and also a modern village hall.

The village is conveniently located some 11 miles from Ipswich and 5 miles from the riverside market town of Woodbridge. Wickham Market which is located next to the A12 trunk road is 3 miles. The historic medieval town of Framlingham is 5 miles. All offer excellent local shopping, commercial and educational facilities. Recreationally, the Deben and Ore Estuaries provide a wide choice of water sports and there are golf courses on the edge of Ipswich, Woodbridge and Aldeburgh. Main line rail services can be found within the county town of Ipswich with services to London's Liverpool Street station.

Description

Hill Farm is a well presented former farmhouse which enjoys fine rural views. It has the benefit of not being Listed but is thought to date from the 17th Century. The original timber framed farmhouse has been substantially extended and the dwelling now offers approximately 2,900 sq. ft of accommodation over two floors.

A porch provides access to the reception hall where stairs rise to the first floor landing and doors lead off to the kitchen/breakfast room, sitting room and cloakroom. This has space and plumbing for a washing machine and condenser dryer as well as a WC and butler sink with cupboard below. It enjoys views over the garden and pond. The kitchen/breakfast room is the hub of the house and forms part of the extension that was added around the turn of the last century. Here there are high and low-level wall units with granite worktops and a double butler sink. There is also a two oven oil-fired Aga with electric companion oven to one side. There are windows overlooking the garden and terrace and there is a shelved larder. French doors lead to the terrace and a further door leads to the snug. This triple aspect room has windows overlooking the garden as well as fitted cupboards and shelving. There is a door to a boot room that houses the oil-fired boiler, a sink, window and stable style door to the exterior. The sitting room, which is divided into two sections by open studwork, is home to an inglenook fireplace with woodburning stove. There are windows to the front of the property as well as partially glazed doors to the front porch. Doors lead off to the study and dining room. The dual aspect study has a window to the front of the property and French doors open to the terrace. There is also a storage cupboard. The dining room is triple aspect and has a brick fireplace with woodburning stove flanked on one side by fitted shelves.

From the first floor landing, which has roof lights, there is access to the five bedrooms and bathroom. There is a storage cupboard and also an airing cupboard with hot water cylinder and slatted shelving. Bedroom one is dual aspect with windows overlooking the gardens. It has a walk-in wardrobe and access to a spacious bathroom that comprises a shower, WC, handwash basin with cupboard below, bath and second airing cupboard with hot water cylinder. There is a window with fine views over the pond and gardens. Bedroom two is a further spacious double which some may choose to use as the principal bedroom. It has far reaching views over undulating countryside and the gardens. It has a fitted wardrobe and doors to an en-suite shower room that was refitted in recent years. This comprises a shower, WC and handwash basin. Bedroom three is a spacious single room with fitted cupboards and wardrobes. It has a window with field views. The fourth bedroom is a double with window to the front of the property and built-in cupboard. Bedroom five is a dual aspect double with windows to the front and side of the property with views over the gardens. In addition is the bathroom that has a WC, shower, bath and handwash basin.

Outside

The property is approached from the small road via a five-bar gate leading to a substantial shingle parking area and onto the garage and barn. The garage, which is of block construction under a pantile roof measures 20' x 17'. The barn, which has potential to be converted to alternative uses, subject to the normal consents, is of historic timber frame construction with weatherboarded elevations under a modern pantile style metal roof. The main body of the barn is 46' x 16' and to the rear is an additional lean to that measures 46' x 12'. Adjacent to the barn is an orchard with apple, medlar, quince, plum, damson, greengage and pear trees.

The more formal gardens that surround the house are delightful. These are laid to lawn but contain flowerbeds and an attractive range of trees including a number of fruit trees and a willow that overhangs the pond and an oak. Adjacent to the garage are vegetable beds. Abutting the house itself is a terrace enclosed by a low-level brick wall and box hedging. Steps lead up to the garden itself. Beyond this are meadows that are enclosed by hedging and fencing and here, there is also a summerhouse. In all, the grounds extend to approximately 2.2 acres.

























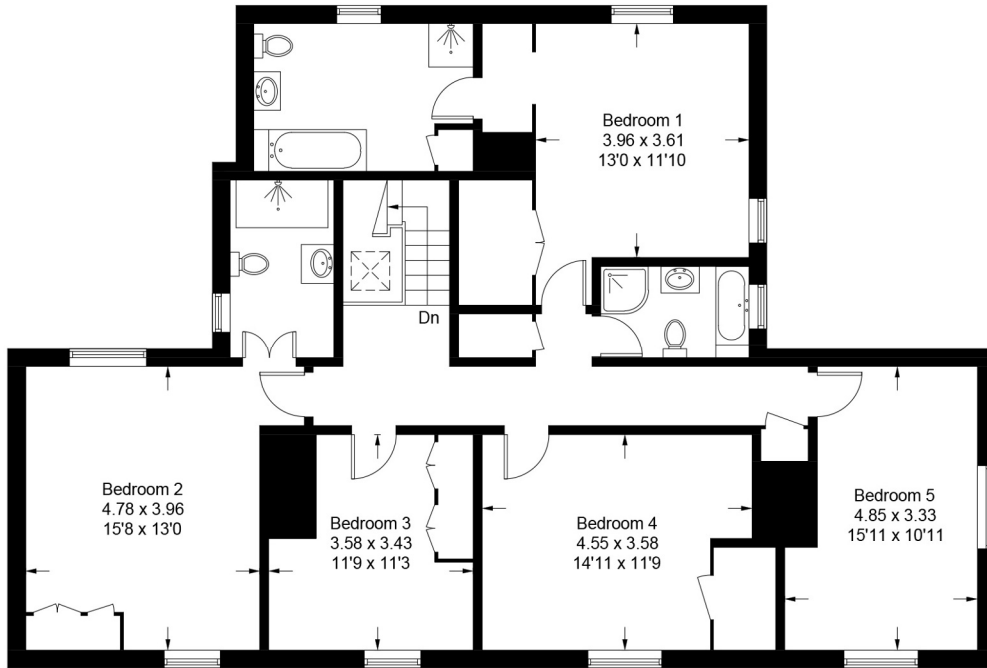




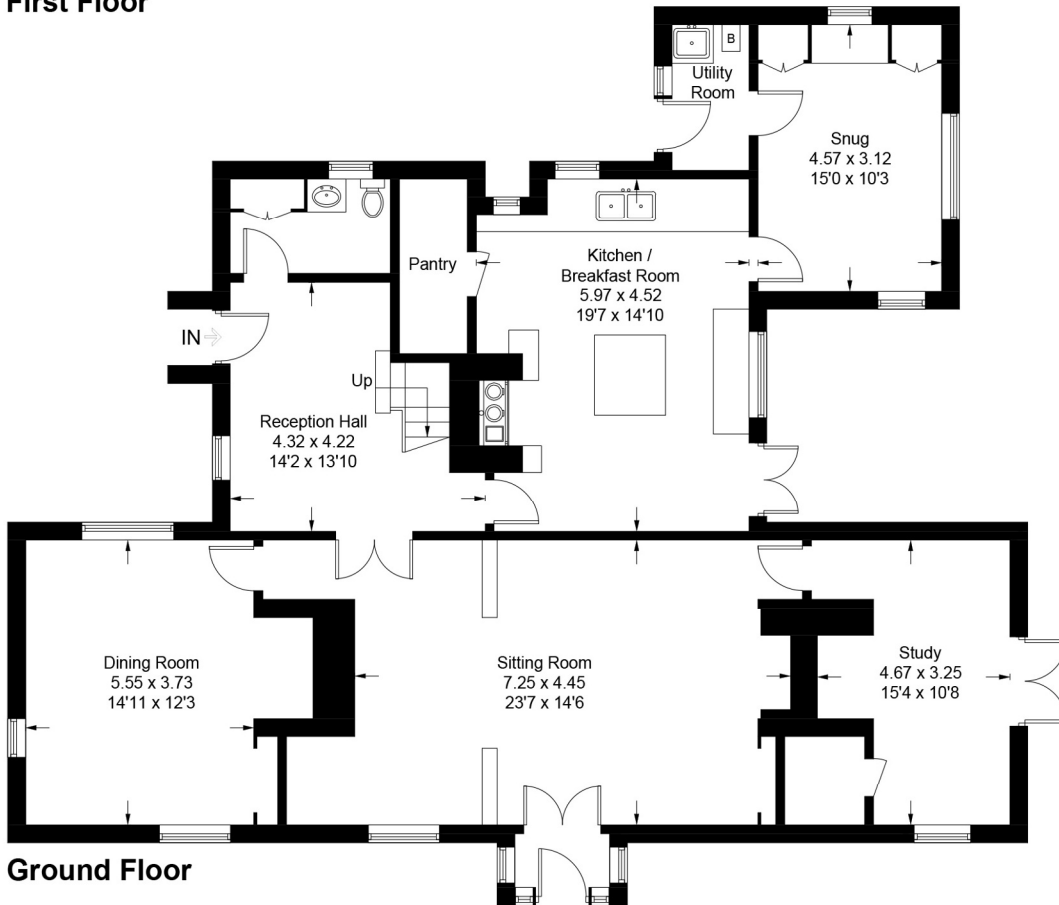


Hill Farm, Charsfield

Approximate Gross Internal Area = 269.0 sq m / 2900 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band G; £3,807.50 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

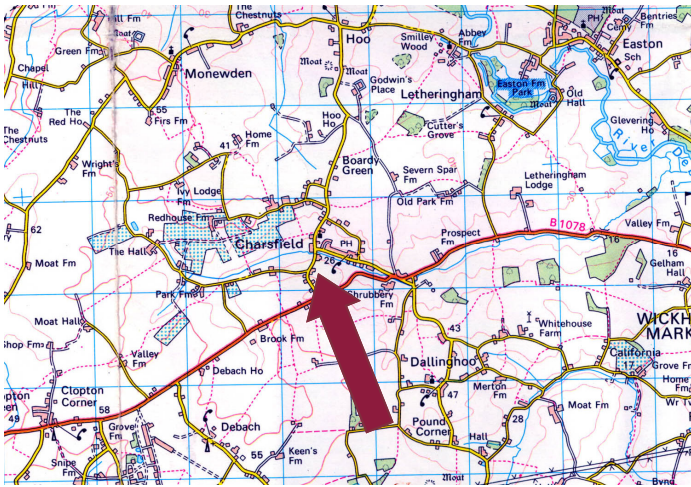
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. In the older part of the house there are some lower ceiling heights and doorways.

4. The property is on two Land Registry Titles.

April 2026



Directions

From the A12 at Wickham Market proceed on the B1078 towards Clopton. Continue for approximately 3 miles entering the village of Charsfield. Proceed past the turning on your right into The Street, and after approximately 0.5 miles, turn right, again towards Charsfield where the property will be found a short way along on the right hand side opposite the T-junction.

What3Words: ///airless.skips.yacht



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