

EH

EXQUISITE
HOME



STUNNING VIEWS

The village of Tattingstone, six miles from Ipswich, enjoys the most magnificent rural setting close to Alton Water and is on the edge of Dedham Vale AONB. It has two pubs, a primary school and many beautiful listed buildings. The village hall is extremely active, running a monthly indoor market and cinema club as well as plenty of varied activities. There is also a yearly fête and a fantastic sense of community spirit. Ideal for families and commuters alike, the village has excellent transport links with the A137 running past it, the A14 and A12 nearby and regular fast trains running from Ipswich directly into London Liverpool Street with a journey time of just over an hour. The village is set in beautiful countryside with views over the shimmering expanse of Alton Water. Jimmy's Farm and Wildlife Park is just three miles away and there are ample opportunities for those who enjoy outdoor activities to take advantage of the glorious setting.





Modern Comfort Meets Elegance and Charm

This magnificent family home has been refurbished to an extremely high standard. Wheelchair-friendly and accessible, the accommodation is arranged over one level. With three reception rooms, a cloakroom, laundry room, two bathrooms, three bedrooms and a fully insulated double garage, it is located in the heart of Tattlingstone. Originally a traditional bungalow, the owners embarked on a programme of refurbishment and remodelling, resulting in this simply stunning contemporary home with generous and versatile accommodation. They loved its village location with walks around Alton Water only two minutes away, plenty of scope for dog walking and the incredible views from the back garden. The Tegula block driveway at the front gives off street parking for up to six cars.

The front door opens into the large entrance hallway with natural light streaming through the glass panel in the front door and the two windows to either side. It has plenty of room for bookshelves and is spacious enough to be used (as it presently is) as a gym area. Here, as in the lounge, gallery hallway and principal bedroom, the flooring is herringbone limed oak Karndean. The hallway narrows to a galley inner hallway with a useful double cupboard with light and hanging space, with a cloakroom/laundry room, ideal for the modern family. To the right is the three piece bathroom with bath and rain drop shower over as well as a heated towel rail. Like all of the bathrooms, it is fitted out in a crisp, contemporary style with marble effect porcelain tiles on the walls and, as in the laundry room, kitchen and utility room and sun/study room, porcelain tiles on the floor. To the left of the entrance hallway is the elegant shower room with a heated towel rail.

The owners have refurbished their home in such a way as to make it entirely of the twenty-first century, but with period touches. In the stunning kitchen/breakfast room, oak ceiling trusses give a feel of past times, while the kitchen itself, by Burbidge and Son, features bone white cabinets, glacier quartz worktops and matching splashbacks, designed with an eye to function and style. Sunlight pours through the bi-fold doors and the skylights, illuminating the handsome central island with storage and seating, the integrated Bosch dishwasher, Italian range-style cooker with induction hob and electric oven, double ceramic butler sink and underfloor wet source heating. The open plan space gives enough room for a dining area with wonderful views over the garden and to Alton Water beyond. The utility room leading off the kitchen has an integrated Bosch fridge, a wine cooler, a second sink, oak ceiling trusses, plumbing for a washing machine and tumble dryer, plenty of storage and preparation areas and a door out to the garden.







Smart and contemporary with exposed beams throughout



The generous lounge has panelled walls painted in a calming shade of sage green and a lovely open fireplace with a polished marble plaster surround, perfect for cosy winter evenings and for family gatherings. Bi-fold doors open into the sun room, flooded with natural light and with oak ceiling trusses, currently being used as a home office and benefiting from underfloor wet source heating. Both sets of bi-fold doors are Warmcore with integral sliding blinds within the glazing. This arrangement gives great flexibility to the space, as it can either be completely opened up or closed off to make two rooms. Over the years, friends and family have been entertained and stayed over in this warm and friendly house.

The accommodation is completed by three double bedrooms, all accessible, and all beautifully decorated. The principal bedroom has generous fitted wardrobe space, a tasteful feature wall in bespoke wallpaper, and Karndean herringbone limed oak flooring. The second and third bedrooms have high quality wool carpets and there are fitted wardrobes in the third, as well as an attractive bespoke wallpaper feature wall.

The loft, which is boarded out and has light, is accessible from here via a ladder.



INVITING GARDEN WITH UNPARALLELED VIEWS

The house sits on a generous plot of around 0.2 acres with delightful views out over the surrounding countryside. The back garden is east facing, and spectacular sunrises and sunsets can be enjoyed from it. The patio to the rear has porcelain tiles which match those in the kitchen, giving a very real sense of bringing the outside in with a wonderful flow. To the front and side is warm sandstone paving. Thoughtful, mature planting makes this lovely garden a real haven. On the lower level, there are raised beds, planted up with strawberries, raspberries, gooseberries, blackcurrant and redcurrant bushes, as well as asparagus. On the higher level near the house, there are a number of fruit trees including greengage, apples, pears, Mirabelle plum, apricot and Morello cherry. This is appropriate as the houses in the close stand on the former orchard and enclosed garden of Tatingstone Hall. Part of the orchard wall and the gate still remain, dividing the house from its next door neighbour. Attractive planting with an eye to colour, texture and fragrance includes roses, tulips, alliums, irises, snowdrops and chrysanthemums. Part of the garden is laid to lawn and the owners have installed irrigation pipes throughout the flowerbeds to help with watering. There is a 7500L rainwater harvesting tank that the pumped irrigation system for the garden is connected to. There is a useful tool shed, log store, potting and gardener's shed, cycle store, all with their own power supply, lighting and heating. The large greenhouse has decorative finials and mouldings.

The external finishes on the property have been designed for minimal future maintenance. VM Zinc cladding extends to the fascia, soffits and barge boards and even the rainwater guttering. All Warmcore windows are aluminium and are powder coated. The monocouche render is self coloured so no future painting is needed.

There is also a 2.0kW Photovoltaic array on the front elevation roof.

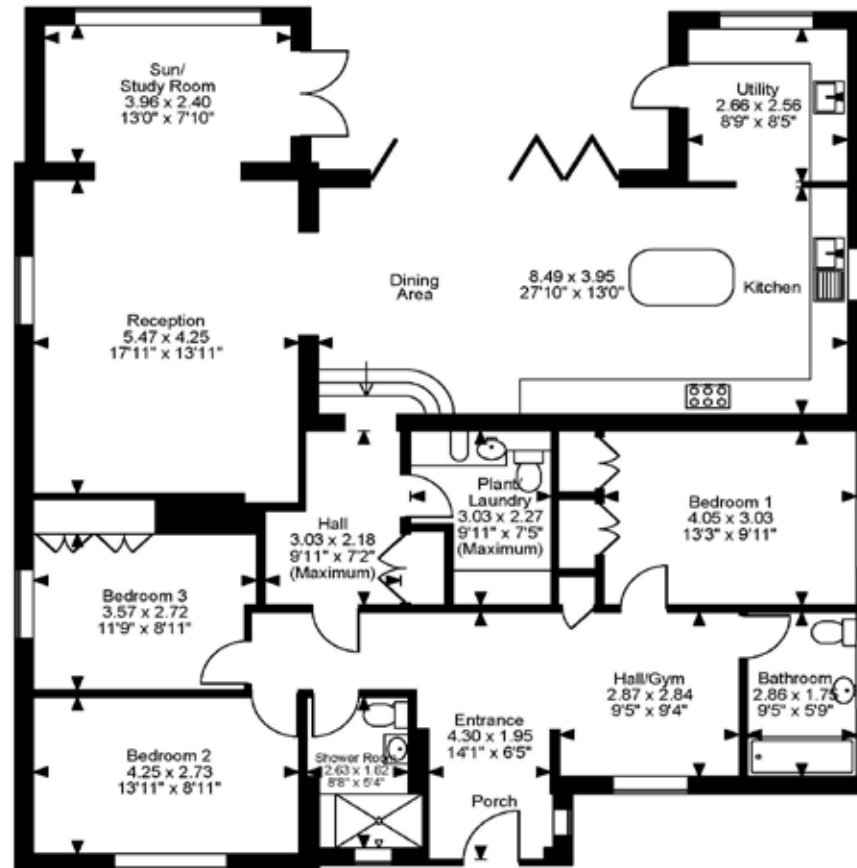
The double garage is fully insulated. There are two Zappi car charges, one mounted externally and one inside the garage.

There are no street lights in the village, meaning it has dark skies and is ideal for stargazing. With its off street parking, beautiful garden with stunning views and elegant, contemporary interior, this truly is a perfect house in a perfect setting.



Approximate Gross Internal Area
1768 Sq Ft/164 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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