



EH

EXQUISITE  
HOME

## Samford Court, Tattingstone | Suffolk

Presenting a property of undeniable individuality, this Grade II listed stable conversion sympathetically restored from the ground up is set within an exclusive gated development and offers an extensive living arrangement approaching 4,000 square feet. Rooted deeply in Suffolk's heritage, the residence is formed from the historic 18th-century "Samford House of Industry", presenting a rare opportunity to acquire a home of true architectural significance. The property is offered to the market with no onward chain.

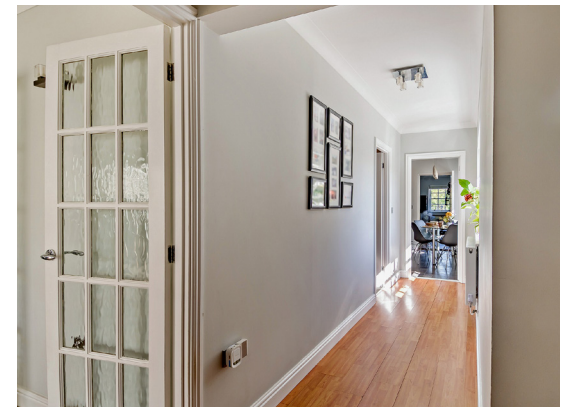
### The Residence

Upon passing through the private gates to ample parking capable of accommodating multiple vehicles, a grand hallway sets a remarkably inviting tone. The accommodation flows effortlessly, featuring a warm sitting room that leads through double doors into a dining room, a spacious kitchen and breakfast room, distinguished by a central island and a classic butler sink, alongside an idyllic garden room retreat which makes an outstanding entertaining space.

The ground floor perfectly balances lifestyle and practicality, offering a principal bedroom complete with an ensuite double shower room, two additional well-proportioned bedrooms one with an ensuite bathroom showcasing a central freestanding roll-top bath. A versatile gym space and a cloakroom complete this level.

Ascending to the first floor reveals a large landing area designed as a welcoming family space. This upper level is tailored for entertainment and relaxation, boasting a games room that flows seamlessly into a dedicated cinema room. Two further double bedrooms with a 'Jack and Jill' shower room and a cloakroom ensure exceptional accommodation for family and guests.





## The Grounds and Environment

The property occupies a generous private plot approaching half an acre, featuring a wraparound garden primarily laid to lawn, complete with a welcoming patio area for outdoor entertaining and two practical sheds. Beyond the private boundary, residents enjoy access to approximately seven acres of shared, beautifully maintained grounds. These exceptional communal areas include meticulously sculpted Italian-style gardens, tranquil woodland, sprawling lawns, and designated BBQ areas.

## Strategic Location

Situated in the idyllic village of Tattingstone, the location offers a superb lifestyle just a short, leisurely stroll from the waterside pleasures of Alton Water Reservoir. The village itself provides an excellent primary school, a church, and two public houses, with the highly regarded Holbrook secondary school serving as the local catchment. For sailing enthusiasts, the outstanding facilities at Woolverstone Marina are conveniently close by.

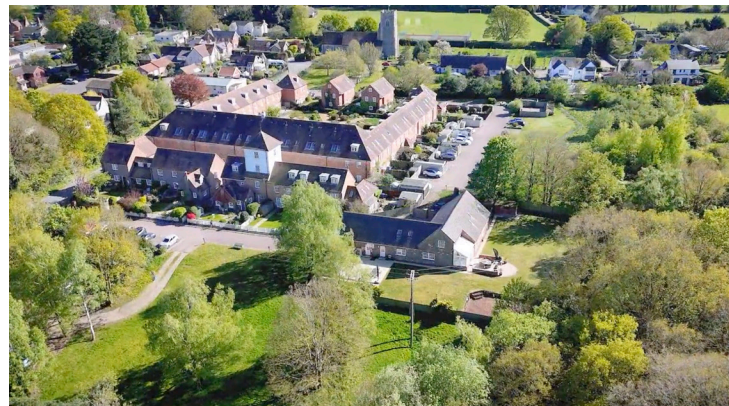
Positioned approximately six miles south of Ipswich, the property also offers excellent strategic links for the commuter; Manningtree mainline station is just five miles away, providing direct services to London Liverpool Street in approximately fifty-five minutes.



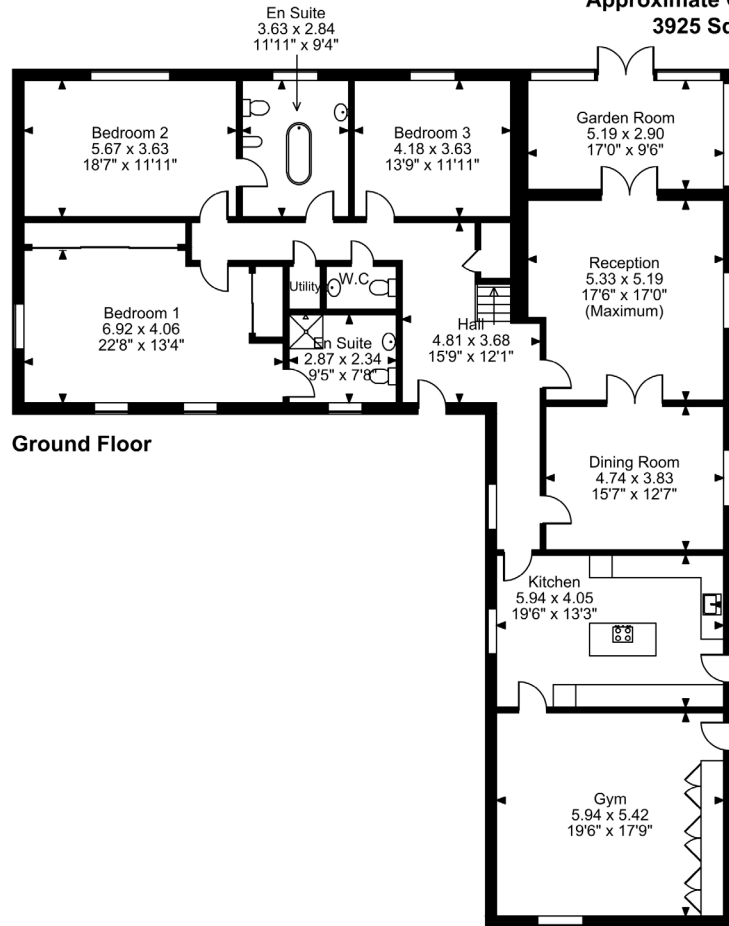
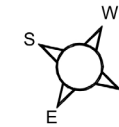
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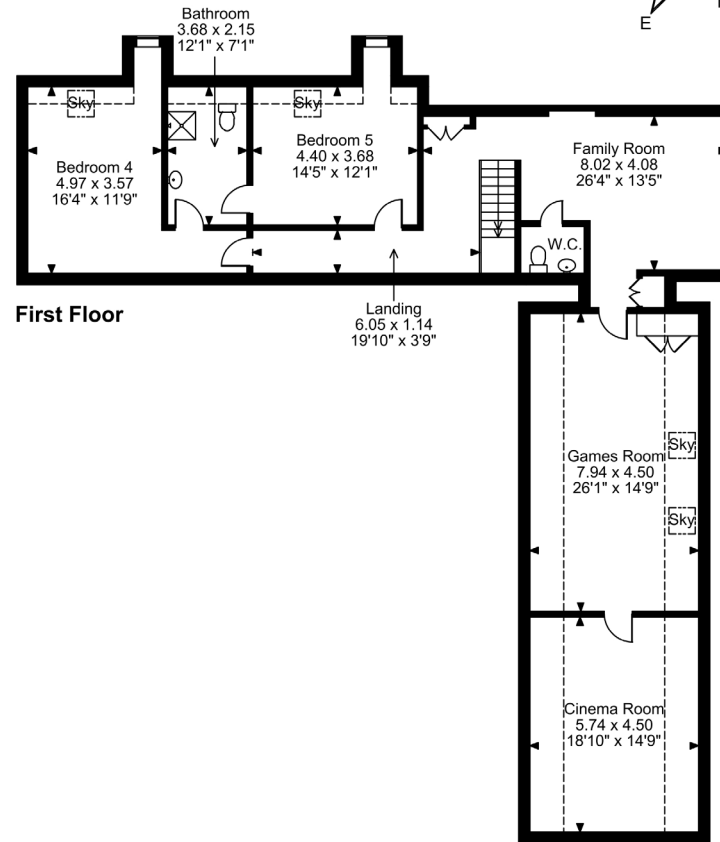




**Samford Court, Tattingstone, Ipswich**  
**Approximate Gross Internal Area**  
**3925 Sq Ft/365 Sq M**



**Ground Floor**



**First Floor**

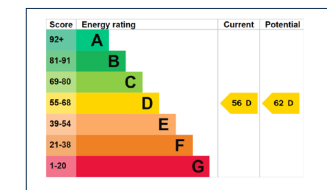
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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- Tenure: Freehold
- Heating: Eco-friendly air source heat pump via radiators
- Services Connected: Mains Electric, Water, Drainage, and LPG
- Connectivity: Ultrafast broadband available
- Council Tax: Band G
- Communal Maintenance: A reasonable annual service charge applies for the upkeep of the shared communal areas.
- Legally Prepared: Comprehensive Upfront Legal Pack compiled (including Title, Local Authority Searches & Environmental Reports) alongside no onward chain to ensure a secure, accelerated transaction.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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