



Oaksmore House
Old Newton | Stowmarket | Suffolk | IP14 4PP

 FINE & COUNTRY

PERFECTLY POSITIONED



A beautifully crafted four-bedroom detached home, built just five years ago, blends contemporary design with timeless country house appeal. Finished to an exceptional standard, it offers light-filled living spaces, a stunning open-plan kitchen, and a luxurious principal suite with balcony views across open countryside. Set within a generous wraparound plot with superb outdoor entertaining areas and a versatile cart lodge studio, this is refined country living, all within easy reach of Stowmarket's amenities and London links.



KEY FEATURES

- A beautiful four-bedroom detached family property
- Principal Bedroom with ensuite, dressing room and balcony
- A large and social kitchen dining area
- Double Cart Lodge
- Built only five years ago
- Fantastic studio accommodation above the cart lodge
- Finished to an exceptional standard throughout
- Air source underfloor heating
- Potential to purchase further land
- A short drive from the amenities and London train links of Stowmarket

The current owners took on the plot as a self-build, with the aim of creating a welcoming space with a social flow for entertaining, whilst retaining the calm of the countryside. With stunning field views in a location well connected for commuting and family life, the result is an easy to maintain fabulous home, with a high spec finish, executed with every detail carefully considered – even down to the placement of the roof light over the principal bedroom bath, allowing star gazing whilst in the tub!

Step Inside

An inviting and spacious entrance hall sets the tone, with ample space for coats and shoes and featuring stunning limestone flooring which runs throughout most of the ground floor enhancing flow and continuity. Ahead, an elegant open oak tread staircase with glass balustrade creates a striking first impression, with wine storage tucked cleverly underneath. To the right, the sitting room offers a warm yet refined retreat, complete with bespoke hand-crafted cabinetry, an exposed brick fireplace with potential to install a wood burner if desired, the perfect place to hunker down on a chilly night. The double doors opening onto the terrace, make this an equally happy place in summer with the breeze flowing through. At the heart of the home lies the impressive open-plan kitchen and family area, a favourite space with the current owners. Sophisticated navy cabinetry is paired with neutral pink tones, natural wood, and stone surfaces to create a contemporary yet welcoming atmosphere and timber detailing throughout enhances the subtle yet elegant character. A central island provides both workspace and casual seating, perfect for relaxed dining, chatting to the cook or just a morning coffee. The adjoining sofa area is perfectly positioned beside bifold doors, creating a seamless indoor-outdoor connection, while clever architectural design ensures the first-floor balcony provides shade during warmer months. A wonderfully individual touch is a traditional swing hanging from the balcony, from which to enjoy the countryside views. A beautifully designed home office with fitted desks enjoys delightful field views, whilst a highly practical utility, laundry, and boot room offers versatile everyday functionality. Air source underfloor heating throughout this ground floor makes the space warm and cosy all year round.





KEY FEATURES

A Home for Every Day

The home has leant itself equally well to a quiet Sunday breakfast for two on the principal bedroom balcony, overlooking the fields, as entertaining a house full, relaxing with drinks at the kitchen island whilst the dinner is cooking, chilling in the bifold lounge then spilling out onto neatly landscaped terraces, finishing at the pergola to catch the last of the sunshine. Christmases have been memorable here with Christmas trees in the hall and the family room, and plenty of room for the family to stay over after festivities have ended, including the studio over the cart lodge. The current owners are even planning a farewell party with a DJ hosting from the balcony!

Explore Upstairs

A stunning glass and oak staircase leads to the first floor and four generous bedrooms, with radiators. The principal suite is a true sanctuary, partly vaulted with exposed timbers, it offers generous proportions, including space for a sofa and coffee table, ideal for quiet moments of relaxation. A striking wall of glass with central double doors frames uninterrupted countryside views, allowing you to wake up to the landscape beyond before stepping out onto the private balcony with decking, from where you are privileged to watch the changing seasons up close. The ensuite is equally impressive, with its vaulted ceiling creating an intimate, luxurious feel, complemented by both bath and shower, alongside a well-appointed dressing room. Three additional double bedrooms are accompanied by a stylish family bathroom, with one bedroom benefitting from its own chic ensuite. Each bathroom throughout the home has been thoughtfully designed, offering its own individual character and a touch of personality.

Step Outside

First impressions are of exceptional craftsmanship, with detailed brickwork to the front elevation, ample parking, and an attractive double cart lodge topped by superb studio accommodation, offering a flexible living space complete with kitchenette, shower room, and bedroom area, ideal for guests, extended family or to create ancillary income, subject to consents. Steps rising to the porch enhance the sense of arrival whilst the wraparound plot provides generous outdoor space, ideal for family life and entertaining. Expansive terraces complement the clean lines of immaculate lawns, creating a sense of order and tranquillity whilst offering a great entertaining space for barbecues and parties. Low hedging to the rear reveals far-reaching countryside views, and the owners have left a thoughtful gap in hedging and a bench from which to watch the wildlife. A charming pergola with built-in seating and established climber planting offers natural shade when catching the late afternoon sun. A quirky bike shed adds to the property's country appeal, while practical additions include a log store, gardener's WC, and storage shed. Although much wildlife can be observed in the adjoining fields, the garden is visited by deer, squirrels and a multitude of birdlife including an owl – a wonderful sound at dusk.





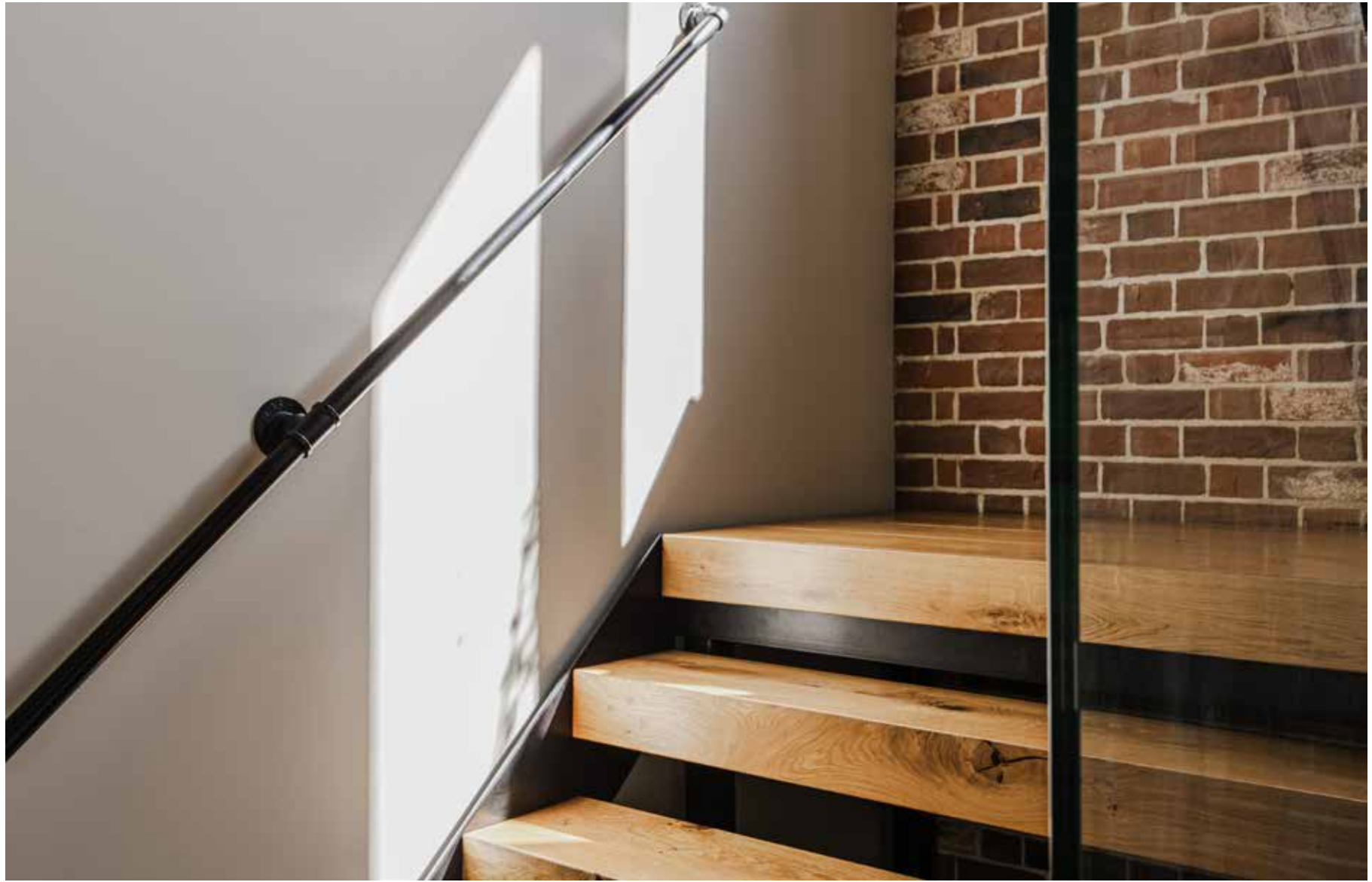


















YOU
& ME

THIS
MUST BE
THE
PLACE















INFORMATION



On The Doorstep

Old Newton is a welcoming village with a strong community atmosphere, and is served by a primary school, football and cricket club, village shop, Chinese takeaway, and a parish church. Nearby Haughley has a Co-Op convenience store, public house, bakery, and Indian restaurant and good food pubs are offered in Bacton and Stowupland. Country walks from your doorstep can be enjoyed and nature lovers will be spoilt for choice on which direction to explore first.

How Far Is It To...

Effortless connectivity enhances the appeal of this exceptional setting. The A14 is conveniently close, offering swift access to Bury St Edmunds, Ipswich, Norwich- with its international airport, and further afield to The Midlands, while just 7 minutes away Stowmarket's mainline station provides direct journeys to London in approximately 75 minutes, ideal for both commuting and city escapes. Enjoying a discreet position just off the A140 along the Norwich-Ipswich corridor, Old Newton village balances rural tranquillity with everyday convenience. Stowmarket is a vibrant market town offering a mix of supermarkets, independent boutiques, cafés, restaurants, a range of schooling options and leisure facilities and swimming pool

Directions

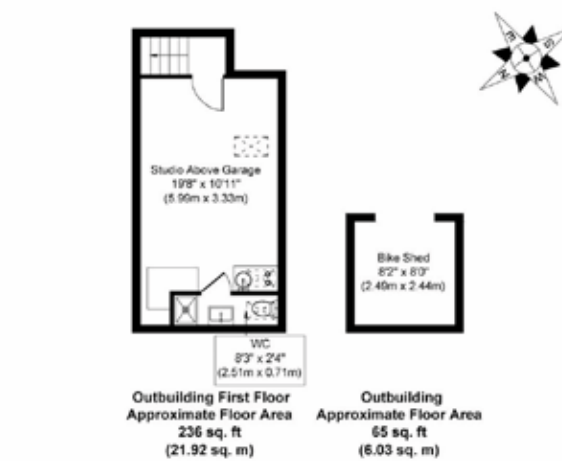
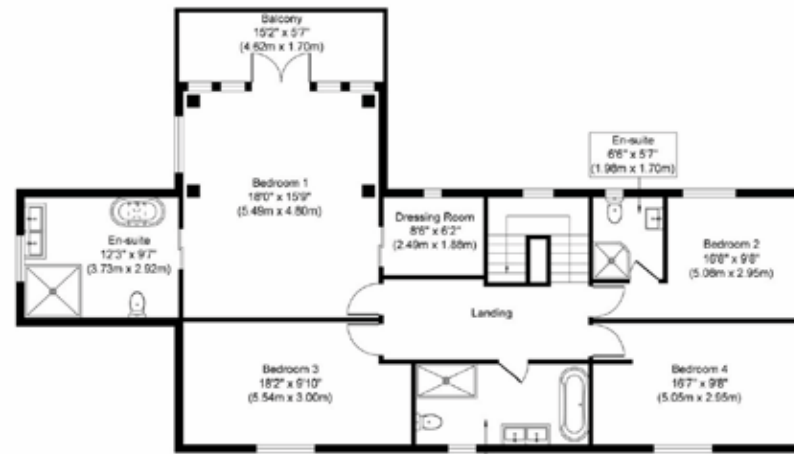
From Diss head south on the A140 and take the right hand turn to Saxham Street. Turn right towards Gipping and continue onwards to Old Newton down Chapel Road. The property is on your left as you enter the village.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///acrobats.force.hack](http://acrobats.force.hack)

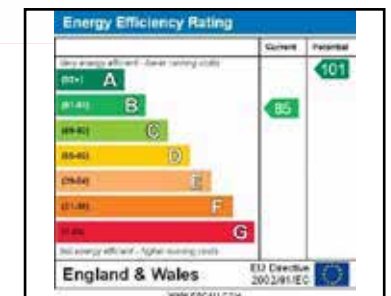
Services, District Council and Tenure

Air Source Heat Pump
Mains Electricity, Water & Drainage
Broadband Available – 220 MBPS full fibre to premises but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council – Band F- Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

