Chamberlain Phillips
PROPERTY AGENTS

Swan Hill, Sproughton

£575,000

Property Overview

Occupying a plot of approximately 0.5 acres (STS) and encased by beautiful farmland with stunning far-reaching countryside views, this charming detached farmhouse offers a wonderful blend of period character and modern-day living. Sympathetically renovated between 2017 and 2018, before being thoughtfully extended in 2021, the property offers a wealth of original features alongside stylish, well-balanced accommodation, making it an ideal home for a growing family.

The ground floor has been designed with both everyday living and entertaining in mind, offering three excellent reception rooms. A cosy snug provides the perfect place to unwind, whilst also offering the flexibility to be used as a downstairs bedroom when required. The formal dining room is ideal for hosting family and friends, whilst to the rear, a beautiful open-plan sun room enjoys an abundance of natural light and uninterrupted views across the gardens and surrounding countryside. This versatile space provides an excellent additional living area, with ample room for both comfortable seating and dining, making it ideal for everyday family life or entertaining. The well-appointed kitchen is complemented by a separate utility room, whilst a modern ground floor shower room adds further practicality and flexibility.

Upstairs, the property offers three well-proportioned bedrooms, all served by a contemporary shower room, with the layout perfectly suited to modern family life.

Outside, the grounds provide a wonderful setting for enjoying the outdoors. The generous gardens have been thoughtfully arranged and are complemented by a range of impressive outbuildings, including an outdoor bar, summer house and greenhouse, offering fantastic spaces for entertaining, hobbies or simply relaxing.

GUIDE PRICE £600,000 - £650,000

- NO ONWARD CHAIN
- OVERALL PLOT APPROACHING 0.5 ACRE (STS)
- SURROUNDED BY OPEN FIELDS
- DOWNSTAIRS SHOWER ROOM
- GATED ENTRANCE
- THREE BEDROOM DETACHED FORMER FARM HOUSE
- VIEWING ADVISED
- THREE RECEPTION ROOMS

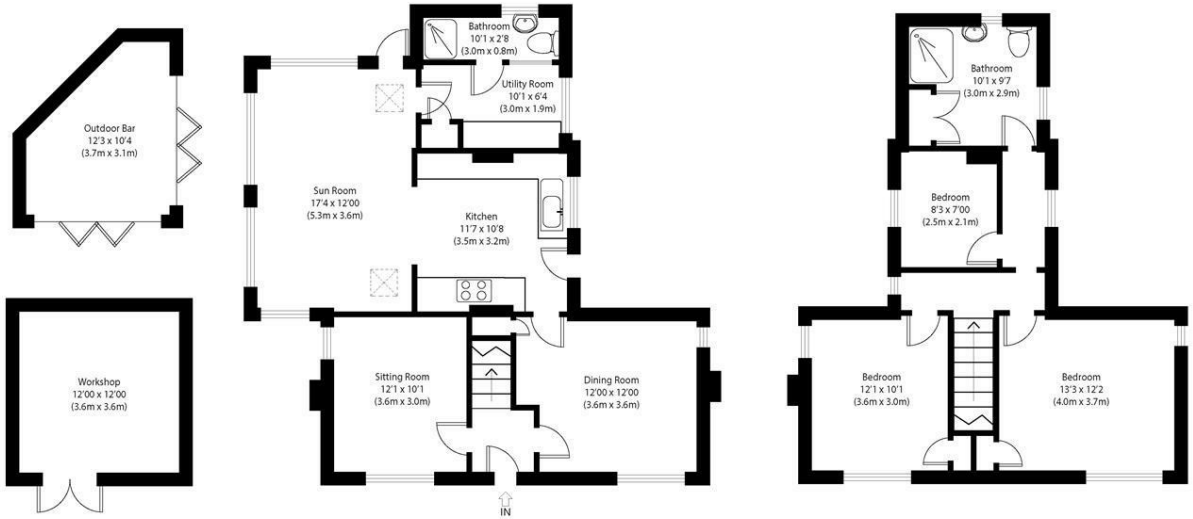
Property Setting:
Sproughton is a highly sought-after village situated on the western outskirts of Ipswich, offering an excellent balance of peaceful village living and everyday convenience. The village itself benefits from a range of local amenities, including a convenience store, primary school, village hall, public house and recreational facilities, whilst nearby Copdock provides further shopping, a gym, sports centre and doctor's surgery.

The county town of Ipswich is just a short drive away, offering an extensive range of shopping, leisure and educational facilities, together with the popular Waterfront, home to an excellent selection of cafés, bars and restaurants overlooking the marina.

For commuters, Sproughton is exceptionally well placed, providing easy access to the A14 and A12, linking to Bury St Edmunds, Colchester, Cambridge and London. Ipswich railway station is also within easy reach, offering regular mainline services to London Liverpool Street in around an hour.

Agents Notes:
Tenure - Freehold
Council tax - Band D
Services - Mains Electric & Water / Private Drainage (Cess Pit) / LPG Gas
Heating - Via LPG Gas Boiler
Mobile - Vodafone - 82% / EE - 77% / Three - 76% / o2 - 72%
Broadband - Superfast is available

Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area
Main House 1310 sq ft (122 sq m)
Outbuildings 245 sq ft (23 sq m)
Total 1555 sq ft (144 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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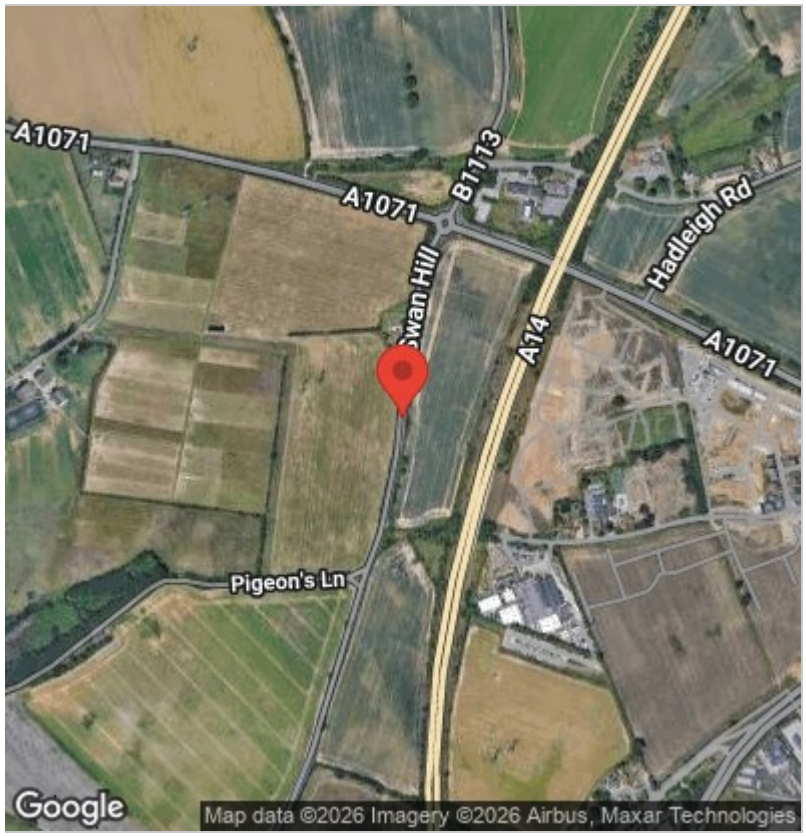
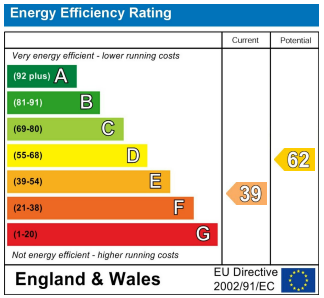
Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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