

An impressive principal village house offering spacious and well presented accommodation across three floors set within established, landscaped gardens in the centre of the village.

Guide Price
£525,000 Freehold
Ref: P7716/J

Laurel House
2 Meadow Way
Stradbroke
Eye
Suffolk IP21 5JW



Entrance hall, 17' sitting room, 21' dining room, kitchen, study, utility room and cloakroom.

Principal bedroom with en-suite bathroom, 3 further double bedrooms and family bath/shower room.

Detached double garage and driveway.

Established, landscaped gardens.

Contact Us



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Location

Laurel House forms part of Meadow Way; a popular and established residential area a short walking distance to the west of the centre of the village. Stradbroke offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs.

The South Norfolk town of Diss, with Morrisons, Tesco, Lidl and Aldi supermarkets, lies just over 10 miles to the north-west of the property. There is a railway station with regular services to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 10 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 21 miles to the east. The county town of Ipswich lies about 24 miles to the south, and Norwich is about 28 miles to the north.

Description

Built nearly 20 years ago by the extremely well regarded Stradbroke based developer, S R Lee Ltd, Laurel House is an impressive and well presented four double bedroom principal village house that benefits from a detached double garage and driveway, enclosed within established, landscaped gardens.

In all the accommodation extends to nearly 1,900 sq. ft (173 sqm) and comprises a generous entrance hall for receiving guests, a sitting room with brick fireplace containing a woodburning stove, study, utility area and cloakroom. In addition, there is a well fitted kitchen, that includes a number of integral appliances which links wonderfully well with the dining room; an extremely impressive additional 21' reception room that overlooks the very private and southerly facing rear garden. Both the kitchen and dining room have underfloor heating. The dining room extension was designed and built by the original house builder.

On the first floor there is a principal bedroom with en-suite bathroom, a double bedroom and the family bath/shower room, whilst on the second floor there are two further bedrooms.

Outside, Laurel House enjoys a wonderfully mature, landscaped plot that contains a wide variety of specimen flowers, shrubs and trees. The rear garden and patio area, which can be directly accessed from the dining room, face in a southerly direction and therefore enjoy the sun throughout the day. In addition there is a detached double garage, approximately 5.65m x 5.58m with side hung double doors, power and light connected, boarded loft providing useful storage and personal door to the rear.











2 Meadow Way, Stradbroke

Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water systems. Underfloor heating to kitchen and dining room.

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 = D (Copy available from the agents upon request).

Council Tax Band E; £2,673.16 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
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. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2025



Directions

From the centre of Stradbroke proceed in a westerly direction along New Street, taking the first turning on your right into Meadow Way. Continue into Meadow Way, where the property will be found on the right hand side.

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