



**Old Green Farm Church Lane, Westerfield Ipswich IP6 9BE**

**welcome to**

**Old Green Farm Church Lane, Westerfield Ipswich**

\*STUNNING INDIVIDUAL DETACHED PROPERTY \*2,389 ft 2 FLOOR SPACE \*VILLAGE LOCATION \*LIVING ROOM PLUS KITCHEN/DINER \*WATER SOFTENER \*STUDY \*FOUR BEDROOMS \*HIGH SPEC FINISHES \*OUTSIDE GYM \*OFF ROAD PARKING \*PRIVATE ROAD \*STUNNING COUNTRY VIEWS \*NO ONWARD CHAIN



We are delighted to present this truly stunning property, ideally situated in the heart of Westerfield. This charming village, nestled within a picturesque farming community in East Suffolk, offers a peaceful rural lifestyle while being just two miles from Ipswich town centre. Westerfield boasts a beautiful historic church, a welcoming community atmosphere, local pubs, and convenient access to three nearby train stations.

The property itself enjoys uninterrupted views over open farmland, where wildlife can often be spotted right from the garden. Set back from the road, this prestigious home was built in 2020 and offers spacious, high-specification living throughout.

Internally, the accommodation comprises a generous living room, an impressive kitchen/diner, a large welcoming hallway, a dedicated study, four double bedrooms, two en-suite bathrooms, a cloakroom, and an additional shower room. Every detail has been carefully considered, with exceptional décor and premium finishes throughout. Highlights include bi-fold doors that seamlessly connect indoor and outdoor spaces, a fully fitted high-spec kitchen with quality units, and stylish built-in media features alongside a modern fireplace.

Externally, the property continues to impress with off-road parking, an outdoor gym area, and beautifully positioned outdoor space perfect for enjoying the surrounding countryside.

- Entrance Door Into-**
- Hallway**
- Kitchen/Diner**
- Living Room**
- Study**
- Bedroom**
- Wet Room**
- Cloakroom**
- Landing**
- Bedroom**
- En-Suite**
- Bedroom**
- Bedroom**
- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Garage**



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## Old Green Farm Church Lane, Westerfield Ipswich

- BUILT IN 2020
- UNDER FLOOR HEATING
- SUPER FAST BROADBAND
- SOLID OAK DOORS
- HIGH SPEC ON ALL APPLIANCES AND FINISHES

Tenure: Freehold EPC Rating: B

Council Tax Band: G

# £845,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104149 - 0004

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