



4 Priory Meadows  
Darsham | Suffolk | IP17 3QY

 FINE & COUNTRY

# A CONNECTED COUNTRY LIFE



Tucked away within an exclusive collection of just four executive homes, this exceptional residence offers the perfect balance of contemporary comfort, refined entertaining space, and peaceful countryside living.

Built in 2016 the property enjoys a wonderfully quiet setting in the charming village of Darsham, with open farmland stretching beyond the beautifully landscaped gardens.

From pub lunches just moments away, to coastal escapes within ten minutes, and rail links in the village, this is a home perfectly positioned for both relaxation and connection.



# KEY FEATURES

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- One of Four Executive Homes sitting in an Exclusive Position within the Sought After Priory Meadows Development
- Four Bedrooms with Built-In Storage, Family Bathroom & Two En-Suites
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Two Reception Rooms
- Immaculately Presented with an Exceptional Sense of Space Throughout
- Mature Landscaped Garden with an Attractive Outlook across Surrounding Fields and Open Skies
- Convenient access to Southwold, Dunwich and wider Heritage Coast Destinations
- Generous Sized Double Garage with 2 EV Chargers
- The Property extends to 2,363 sq.ft
- Energy Rating: B

The current owners were looking for something original and located in a quiet location but that wasn't totally isolated. They say " Hopkins and Moore, who built this development have built a property that is unique. We were told by them (Hopkins and Moore) that this model of house is the only one built of its kind due to its originality, which makes it quite special."

## Welcome Home

Step through the front door and into a spacious welcoming hallway, light-filled, thoughtfully designed, and effortlessly elegant. The sense of arrival is reinforced by the grand staircase, open floor to ceiling, providing a feeling of airy openness. Straight ahead, sits a cloakroom, while the reception rooms unfold beautifully to either side. To the left of the hallway lies the impressive principal sitting room, a wonderfully proportioned space designed to run east to west so benefits from morning sun and the vista of the fields at the back, and sunset views from the front window. French doors open directly onto the terrace and gardens beyond, drawing the countryside views inside and creating a seamless connection with nature. A striking floor-to-ceiling brick fireplace forms the heart of the room, housing a wood-burning stove that brings warmth and atmosphere through the seasons. Wide timber floorboards add texture and authenticity, grounding the interiors with a natural warmth that perfectly complements the surrounding farmland views. Across the hall, a second reception room provides exceptional versatility. Currently used as a cosy snug, a space where the current owners disappear to read the Sunday papers, it could equally serve as a playroom, teenagers' den, ground-floor bedroom, or additional home office. The kitchen breakfast room is undeniably the social heart of the property, a bright and welcoming space designed around everyday living and effortless entertaining. Practical tiled flooring complements the contemporary styling, while the central island creates the perfect place to gather for morning coffee, casual conversation, or a glass of wine while dinner is prepared. At one end of the room, a generous dining area sits beside another set of French doors, allowing indoor and outdoor living to blend beautifully during the warmer months.





# KEY FEATURES

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Whether hosting family celebrations or relaxed summer suppers, this space has been designed for connection and comfort and the whole house has a wonderful calming colour palette reflecting the country setting. Practicalities have not been forgotten with a utility room straight off the kitchen, with external door, just next to the garage door, handy when coming in from a country walk, or the beach or with man's best friend's muddy paws.

## Peace & Privacy

Upstairs, the property continues to impress with four beautifully appointed bedrooms designed to suit both family life and visiting guests. The principal suite enjoys fitted wardrobes and a stylish ensuite shower room, while bedroom two also benefits from its own ensuite facilities providing privacy for guests. Bedrooms three and four are served by a contemporary family bathroom. One of the bedrooms is currently arranged as a home office, demonstrating the flexibility of the accommodation for modern professional lifestyles, growing families, or those seeking space for visitors.

## Entertaining & Outdoor Living

This property is the only one in the cluster of homes, that you can drive into straight off Priory Lane – a lovely benefit. A generous driveway, extended by the owners to accommodate their caravan, provides ample parking for several vehicles, complemented by a substantial double garage with electric doors and space for two cars comfortably. Above, there is exciting potential to create additional accommodation, a studio, or further workspace, subject to the necessary permissions. The gardens have been thoughtfully landscaped to create both beauty and tranquillity. Curved borders soften the outdoor spaces and provide year-round interest, while multiple seating areas across the expansive rear terrace allow the current owners to follow the sun throughout the day. "The sun rises and hits the back of the house in the morning, which is wonderful to wake up to and to take breakfast outside on the patio. At lunchtime it hits the side of the house where we have grown tomatoes and vegetables in our raised bed against the south facing side of the house. We have a table and chairs and take lunch there. In the evening we sit at the front of the house hidden from view as the sun begins to set and enjoy a glass of something at the end of the day." Beyond the garden, uninterrupted views stretch across open farmland, offering the view of Suffolk's celebrated "big skies." Perfectly positioned to embrace the scenery, the charming summer house enjoys its own private patio area, ideal for evenings beside a chiminea beneath the stars. The current owners have enjoyed this space immensely, "The summer house has been very well used, throughout the summer evening with the chiminea on, the doors open and the openness and the peace of the surrounding countryside. We have our Halloween meals in there with the help of a small heater as electricity is available inside and it's a nice space to work from the laptop." With multiple uses as a peaceful retreat, creative studio, or inspiring home office, it offers a true escape within the grounds.





















# INFORMATION

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## On The Doorstep

Set within the welcoming village of Darsham, the property enjoys a wonderfully quiet, yet convenient position with everyday essentials close at hand. A village shop and petrol station provide practical ease for daily life, while the popular farm shop and café offer the perfect place to meet friends over coffee or pick up fresh local produce. The village is also home to a traditional country pub, The Fox Inn, and a renowned bakery and baking school. The new village hall and play area have an active committee running Pilates, Boule, yoga and other regular activities. Darsham is one of only very few Dark Skies villages and the local stargazing club makes use of the lack of light pollution here.

## How Far Is It To?

For commuters and weekend explorers alike, Darsham Railway Station provides links via rail services to London Liverpool Street, while regular bus routes connect the village with Saxmundham, Leiston and Aldeburgh. Perfectly positioned along the A12 between Ipswich and Lowestoft, Darsham offers exceptional access to some of Suffolk's most desirable coastal and countryside destinations including the Heritage Coast, Southwold, Dunwich Heath and Minsmere RSPB reserve, perfect for those who value outdoor living, wildlife and the restorative beauty of the East Suffolk countryside.

## Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Darsham. After the Magpies Bakery, take the second turn on your left onto The Street. Then turn left on to Priory Lane and the property will be found on the right hand side.

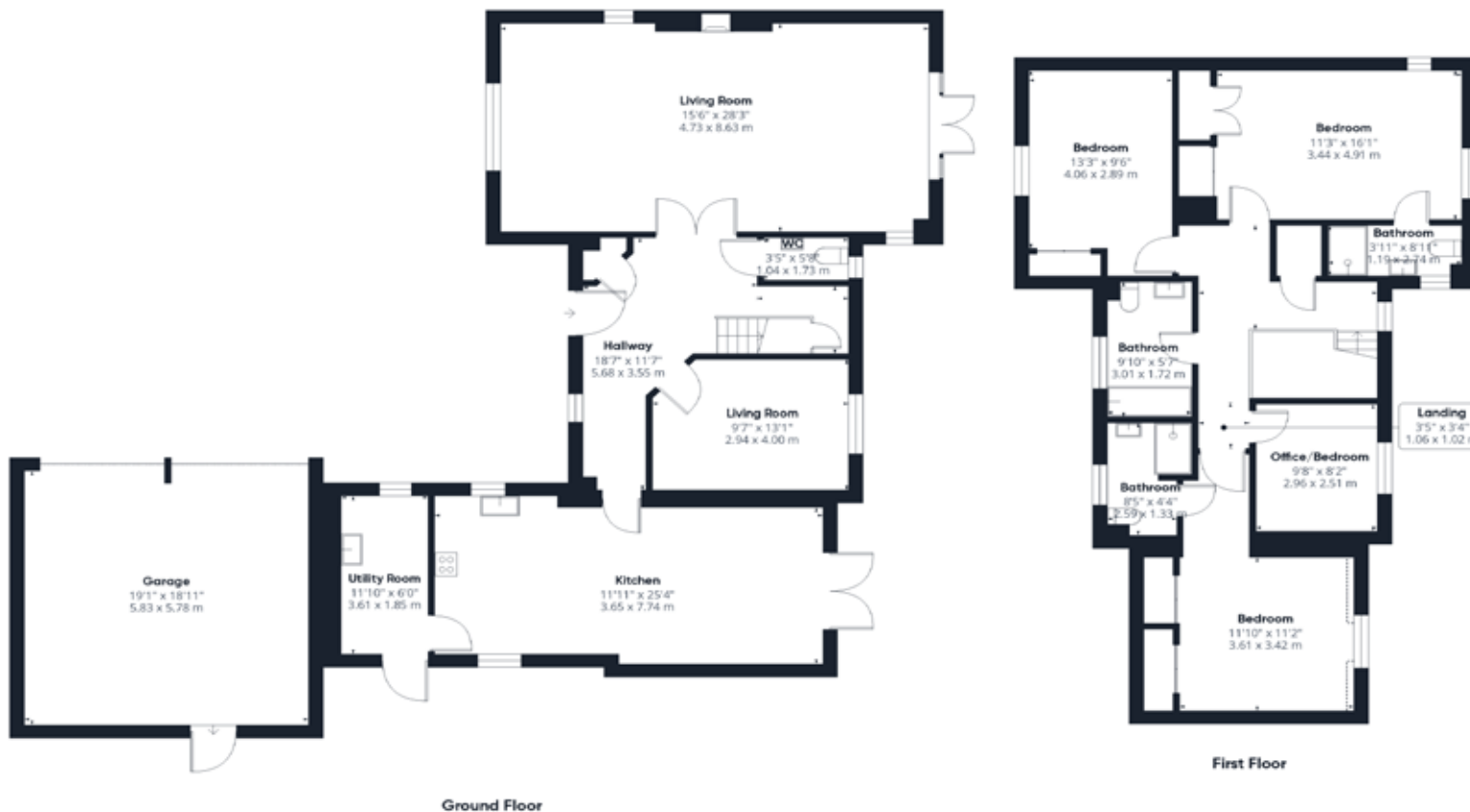
## What Three Words Location

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... [merge.tell.wharfs](https://www.merge.tell.wharfs)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band F  
Freehold





Approximate total area<sup>1)</sup>  
 2363 ft<sup>2</sup>  
 219.4 m<sup>2</sup>

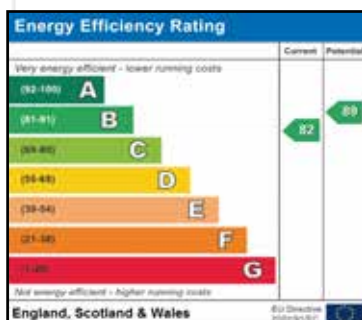
Reduced headroom  
 4 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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.





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