Chartered Surveyors / Estate Agents

Clarke & Simpson









Cherrybank, Church Road, Otley, Suffolk IP6 9NQ

A spacious, detached three/four bedroom house located on a plot of just under 13 acres, situated in the village of Otley.

Guide Price £625,000 Freehold

P7902MC

Summary

Entrance hall, kitchen/breakfast room, dining room, sitting room, study, conservatory and cloakroom. Three double bedrooms and dressing room/fourth bedroom and bathroom. Workshops and office. Gardens of over 1.5 acres, with total grounds extending to just under 13 acres, including woodland and a vineyard.

Location

Otley has an excellent community spirit and benefits from a shop/post office, primary school, medical centre, village hall, St Mary's Church and popular public house, The White Hart. Otley is approximately 8 miles north of the county town of Ipswich and a similar distance from the historic market town of Woodbridge, on the banks of the River Deben. It is also ideally situated for access to all parts of the county. The A14 at Stowmarket is within 10 miles. The A12, which bypasses Woodbridge, provides access to Felixstowe and London. The Heritage Coast is approximately 20 miles. There are direct rail services to London's Liverpool Street station from Ipswich and Stowmarket.

Description

Cherrybank is a spacious, detached three/four bedroom house occupying a plot of approximately 10.82 acres, situated in the village of Otley.

The property is approached via a driveway (upon which there is a right of way) leading to a brick-paved pathway and the front entrance, which opens into a spacious entrance hall. The kitchen enjoys views over the rear garden and provides access to a useful boot room. An open archway connects the kitchen to the breakfast room, which overlooks the front. The principal reception rooms include a dining room and a sitting room, both enjoying fantastic views over the front garden. The dual-aspect sitting room benefits from sliding doors opening onto the garden and further access to the conservatory/greenhouse. The study has French-style doors that open onto the rear patio area. The cloakroom has obscured glazed windows and comprises a built-in cabinet with an inset handwash basin and WC.

From the entrance hall, stairs rise to the first floor landing which provides access to the bedrooms and bathroom. Bedroom one is a spacious double bedroom with views over the front garden. A door leads to a dressing room/bedroom four which enjoys views over the rear garden and has a shower and wash basin. Bedroom two overlooks the rear garden and has a built-in unit incorporating a handwash basin. Bedroom three is a further double bedroom with views to the front garden. The bathroom has a window to the rear and comprises a bath, WC, bidet and handwash basin.

Workshops

There is a substantial workshop that measures 41' x 30' of steel portal frame construction with a concrete block base. This adjoins a further workshop and is accessible via both an up and over door and a personnel door. This measures 26' x 22'.

Office

From the rear garden, an office is accessed via a door through the workshop. It measures 34' x 26' and is positioned above the workshop, enjoying elevated views over the front of the property.

Outside

The property is approached via a driveway providing ample off-road parking. The front garden is predominantly laid to lawn, interspersed with a variety of mature trees and shrubs. The rear garden features a large patio area, with steps leading to further lawned areas bordered by trees and planting. In total, the garden extends to approximately 1.73 acres (0.70 hectares).

The rest of the land extends to approximately 11.06 acres (4.47 hectares) and comprises a combination of vineyard and woodland. Access to both the vineyard and woodland is provided via the access track adjacent to the outbuilding. The vineyard extends to approximately 5.69 acres (2.30 hectares) and is situated on a southerly-facing slope. The vineyard is currently overgrown but was predominantly planted with Müller-Thurgau grape varieties. The boundary consists of post and wire fencing and mature trees and hedgerow. The woodland extends to approximately 5.37 acres (2.17 hectares) and is classified predominantly as Grade 3 agricultural land, with a small area of Grade 2 land along the western boundary.

The land is not connected to mains services and there is no electricity connected to the land. The land lies within a Nitrate Vulnerable Zone. There are no public rights of way over the land.



































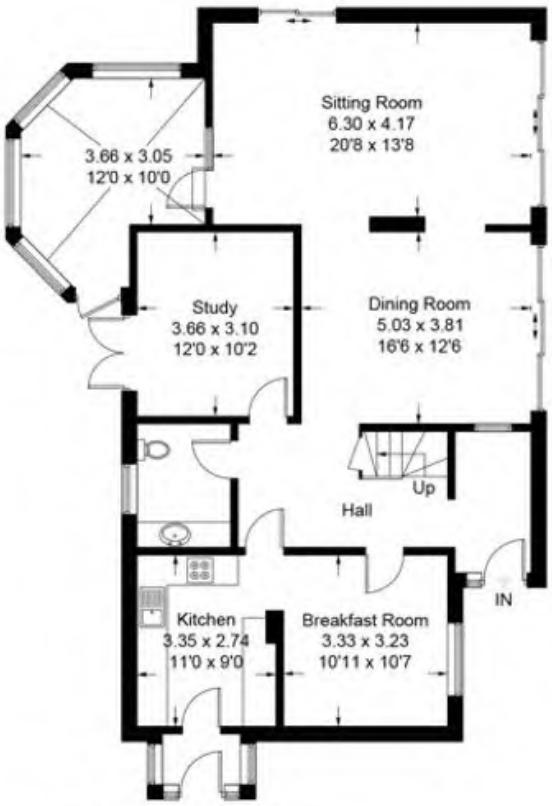




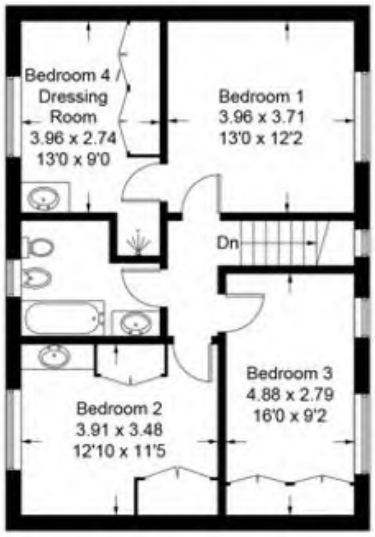


Cherrybank, Otley

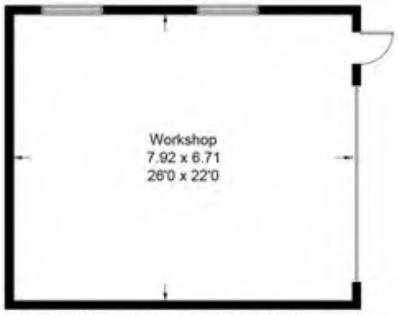
Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
Outbuildings = 250.2 sq m / 2693 sq ft
Total = 429.1 sq m / 4619 sq ft



Ground Floor

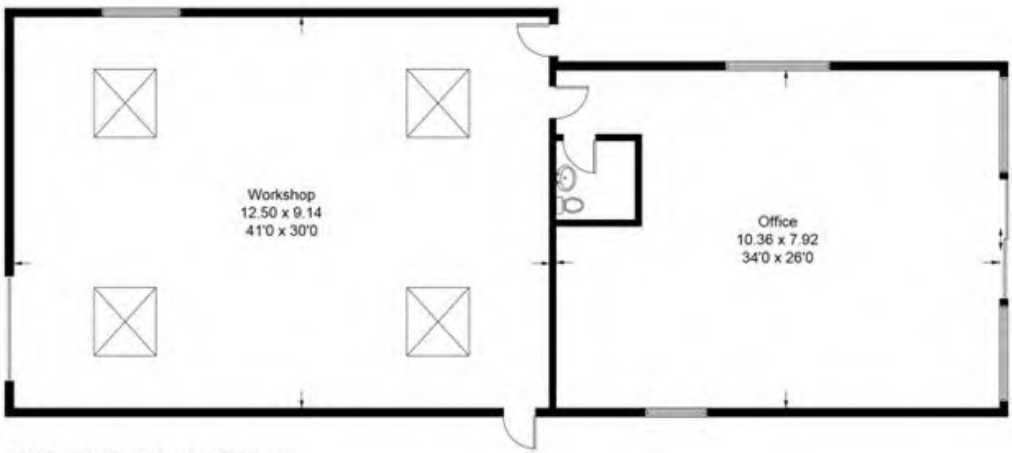


First Floor



(Not Shown In Actual Location / Orientation)

Lower Ground Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

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Produced for Clarke and Simpson



Directions

From the Agent's office, proceed along the B1116 for approximately 0.6 miles. Turn right onto Kettleburgh Road and follow for 1.6 miles, continuing onto School Hill and then The Street. Bear left on The Street before continuing onto Easton Road. After approximately 0.2 miles, turn right onto Mill Lane and follow for 0.9 miles. Turn left and continue for 1.6 miles, then proceed onto Church Road. Turn right onto Ipswich Road and continue for approximately 2.9 miles. Turn right onto the B1079, where the property will be found on the right-hand side.

For those using the What3Words app: ///crossings.narrow.undivided

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating. It is believed that the property is served by a private drainage system rather than mains drainage. A buyer should budget to install a new sewage treatment plant and the cost of this has been taken into account in the guide price.

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; £2,753.18 payable per annum 2026/2027.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.



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. It has been brought to our attention that the upper elevation of the property is of timber frame construction. Interested parties should check with their insurance company/broker as to whether they are content to lend prior to offering.

May 2026



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