



Chediston - IP19 0AZ



## Chediston, Halesworth

Guide Price £550,000 - £575,000. This exceptional DETACHED FAMILY HOME offers over 1,300 square feet (stms) of thoughtfully designed living space and is certified to PASSIVHAUS STANDARDS by Beattie Passive, a leading Passivhaus designer in the UK. The property has been meticulously crafted in recent years to provide a bright and spacious environment, with energy efficiency at its core benefitting from an EPC RATING A. Featuring a Genvex MVHR system, SOLAR PANELS, and TRIPLE GLAZED WINDOWS, the property delivers world-class thermal performance. Upon entering, you are greeted by a welcoming hallway that leads to an impressive sitting room, perfect for relaxing or entertaining guests. The OPEN PLAN KITCHEN/DINING ROOM is flooded with natural light, featuring modern fittings, INTEGRATED APPLIANCES and ample space for family gatherings with doors opening onto the garden beyond while a dedicated utility space adds convenience. A separate OFFICE or possible ground floor bedroom and w/c can also be found completing the ground floor. Upstairs, there are FOUR GENEROUSLY SIZED BEDROOMS off the landing as well as a family bathroom and EN-SUITE to the master. Outside, the property is equally impressive. The rear gardens are fully enclosed and offer a high degree of privacy, making them perfect for children, pets, or simply unwinding in peace.



The garden has been thoughtfully landscaped, providing a safe and attractive outdoor space that is easy to maintain. There is AMPLE DRIVEWAY PARKING available to the front of the property, as well as a DETACHED GARAGE for additional storage or secure parking or even potential to convert (stp). The overall plot certainly encourages outdoor living. With its excellent energy credentials and generous outside space, this home combines the best of modern, sustainable living with the comforts of a traditional family home. The location is semi-rural whilst also providing very easy access to local amenities, schools, and transport links, making it a superb choice for families seeking both convenience and tranquillity.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Detached Family Home
- Certified to Passivhaus Standards by Beattie Passive, a Leading Passivhaus Designer in the UK
- Spacious & Bright Accommodation over 1300 SQFT (stms)
- Open Plan Kitchen/Diner & Utility Space
- Impressive Sitting Room & Separate Office
- Four Large Bedrooms, En-Suite To Master & Family Bathroom
- Enclosed & Very Private Rear Gardens, Driveway Parking & Garage
- EPC Rating A With Triple Glazing & Solar Panels



Located in the peaceful village of Chediston, in the heart of Suffolk, offering a tranquil rural setting while remaining within easy reach of local amenities. The village is surrounded by picturesque countryside, ideal for walking, cycling, and outdoor activities, yet nearby market towns such as Halesworth and Bungay provide a selection of shops, cafes, schools, and services. Excellent road links and public transport connections make the wider Suffolk coast, historic towns, and commuter routes readily accessible, combining country living with convenient access to the surrounding region.

#### SETTING THE SCENE

Approached via the small village of Chediston near Halesworth, the house sits proudly in an elevated position with hard standing parking to the front leading to further shingled parking also. The shingled areas lead to the detached single garage to the rear with up and over door, power and light. To the front there are further lawns, access to the rear garden and a pathway leading to the main entrance door at the front.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front there is a very welcoming hallway with stairs to the first floor, built in storage cupboard and the all important ground floor w/c. From the hallway there is access into all main reception rooms - the sitting room, study room and the kitchen/dining room. The office is found to the front providing excellent space for home working or possible ground floor bedroom if required. To the rear is the main sitting room with a dual aspect over the garden flooded with natural light as well as double leading out. The open plan kitchen/dining room benefits from a dual front and rear aspect and is the heart of the home. The stylish sage green kitchen provides a range of wall and base level units with wood worktops over as well as integrated appliances to include electric oven, induction hob and extractor fan as well as dishwasher and space for a double American style fridge/freezer. There is plenty of space for a large dining table the wonderful double doors opening straight on the rear terrace and garden. Off the kitchen is a useful utility with space and plumbing for the washing machine, door to the back garden as well as additional storage.

Heading up to the first floor, there are four ample bedrooms off the landing all of which would accommodate a double bed. The two front facing bedrooms benefit from feature windows with the master bedroom to the rear overlooking the garden provides plenty of space for furnishings as well as an en-suite shower room with w/c and hand wash basin. The family bathroom can also be found off the landing with w/c, hand wash basin and bath with shower over.

FIND US

Postcode : IP19 0AZ

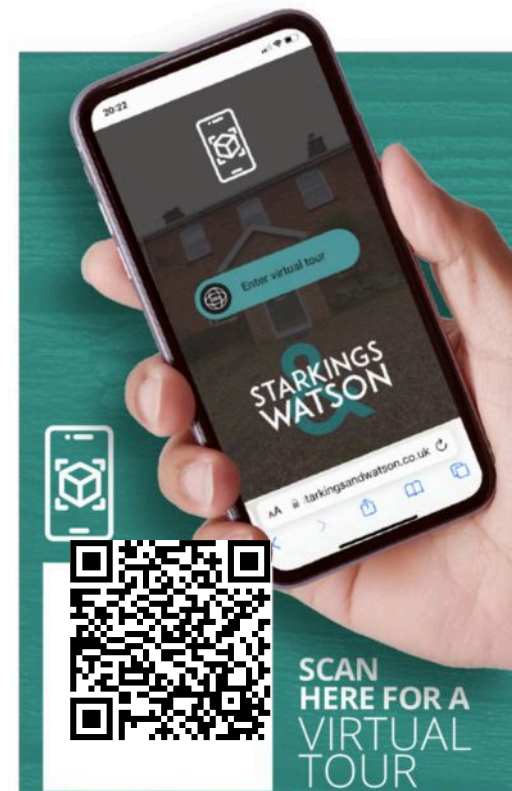
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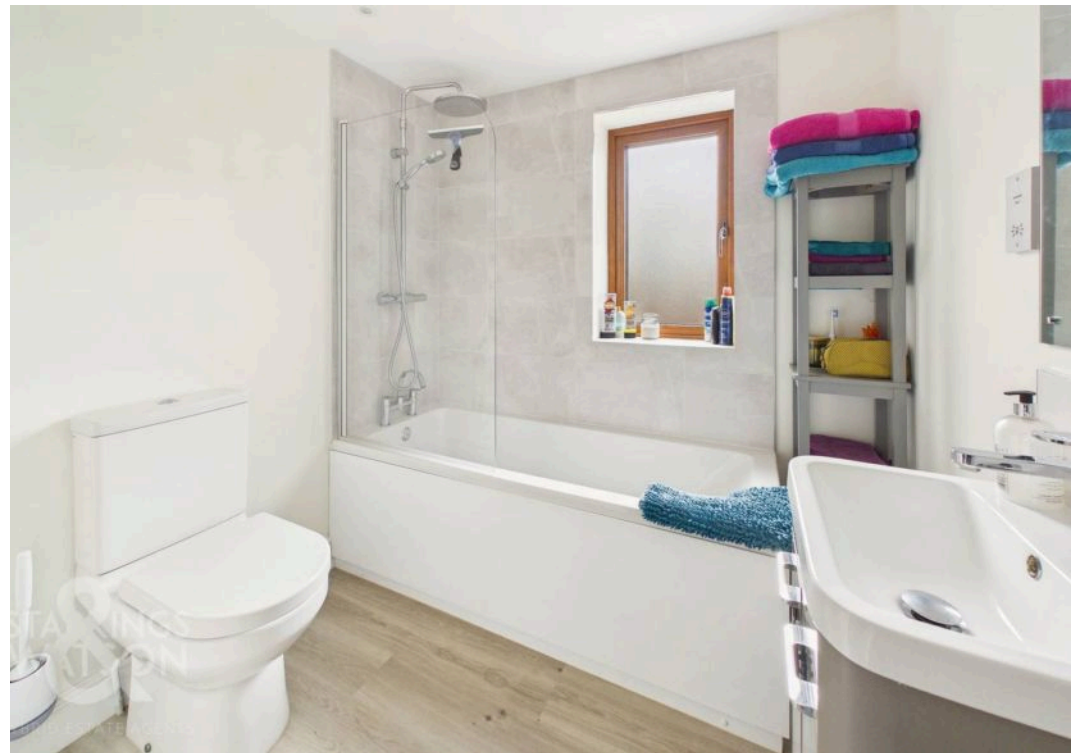
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised, as per the description the house is a very efficient Passivhaus build meaning the Energy Efficiency is excellent with an A rating. The house is run using electricity and warm air circulation with mains water connected. Drainage is private provided by a Klargestre. There are also solar panels owned by the house.



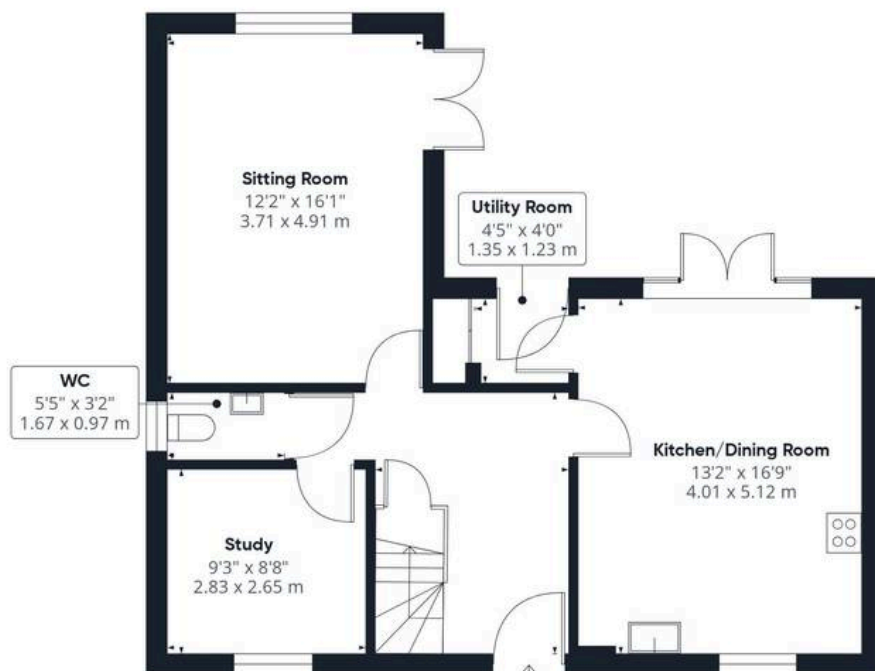




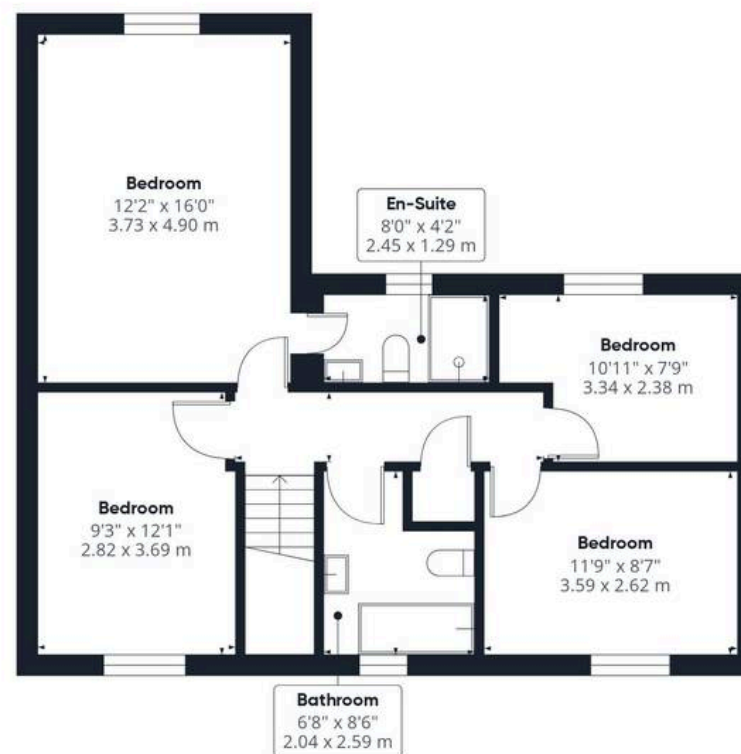
## THE GREAT OUTDOORS

The property benefits from a very private and well established rear garden, beautifully landscaped with a paved patio and expansive lawn, providing the perfect setting for outdoor entertaining, play, or relaxation. Access to the detached garage can be found from the rear garden and adds practical storage and excellent potential for conversion (stp). There is also a raised decked area, raised sleeper beds and ample mature shrubs and hedging providing privacy.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1309 ft<sup>2</sup>  
121.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





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