

Church Went
Bromeswell, Suffolk

Strutt
& Parker

Land and property. Since 1885.



6,275 sq ft (583sq m)

**Ideal for multi-generational living
Tennis court | Indoor swimming pool
Equestrian facilities | In all 5.9 acres**

Guide price £1,675,000

An exceptional family home with extensive secondary accommodation, equestrian facilities, indoor swimming pool and tennis court, set in a sought-after village near Woodbridge.

Delightfully situated in a tucked away position in a sought-after village near to Woodbridge, Church Went is a highly versatile country home, offering wonderful living and leisure accommodation. Extending to almost 6,300 sq ft of accommodation in total, the property comprises a substantial main residence, a separate detached converted barn providing excellent secondary accommodation, and a range of equestrian and leisure facilities, all set within beautifully landscaped grounds of almost 6 acres.

The main home is filled with character featuring leaded windows, traditional architectural detailing and generously proportioned accommodation throughout. A welcoming reception hall leads to a number of flexible reception rooms, including a spacious sitting room with an attractive brick fireplace, a formal dining room and a family room, each designed for both everyday living and entertaining, as well as a light-filled conservatory enjoying delightful views across the gardens. The kitchen and breakfast room is centred around a traditional Aga and complemented with generous preparation space and an informal dining area. A utility room and separate boot room complete the ground floor. The first floor offers five well-appointed bedrooms served by two shower rooms and with an additional family bathroom.

The detached barn conversion provides superb ancillary accommodation, ideal for multi-generational living, additional guests or holiday let income. Converted to a beautiful standard, it offers an open-plan kitchen, dining and living area with a contemporary wood-burning stove, together with a separate sitting room, three bedrooms and two bathrooms.



Outside

The property is set within beautifully maintained grounds combining formal garden areas with excellent equestrian facilities. Sweeping lawns are complemented by a central fountain, colourful planted borders and a stone terrace adjoining the house. Equestrian facilities include a stable block adjacent to the barn, with five loose boxes and adjoining paddocks, with winter turnout and extensive hacking directly from the property. Further amenities include a full-size tennis court and a separate pool building with a heated indoor swimming pool. A private driveway provides extensive parking for numerous vehicles.

Location

Church Went is set within the sought-after Suffolk village of Bromeswell, enjoying a peaceful rural position close to the River Deben and surrounded by attractive countryside. The village offers a range of amenities including The Unruly Pig gastro pub as well as Woodbridge Golf Club and Rugby Club. Everyday amenities are available in nearby Melton and Woodbridge, with both offering an excellent selection of independent shops, cafés, restaurants, supermarket and leisure facilities. The Suffolk Heritage Coast, including Orford, Aldeburgh and Thorpeness, is within easy reach. Independent schools include Woodbridge School, Framlingham College, Ipswich School and Orwell Park School, alongside highly regarded state schools such as Farlingaye High School and Kesgrave High School. Transport connections are excellent, with Melton railway station providing services to Ipswich, where there are direct connections to London Liverpool Street. Woodbridge station also offers services on the East Suffolk Line, while the nearby A12 provides convenient road links to Ipswich and London via the A14. The River Deben also offers excellent opportunities for sailing and waterside recreation, together with extensive walking and cycling routes through the surrounding countryside. Postcode region: IP12

General

Local Authority: East Suffolk Council
Services: Private drainage which complies with current regulations. Oil-fired central heating. Mains water and electricity are connected.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Church Went Church Lane, Bromeswell
 Main House internal area 2,938 sq ft (273 sq m)
 Barn Building internal area 1,627 sq ft (151 sq m)
 Stables internal area 913 sq ft (85 sq m)
 Swimming Pool internal area 797 sq ft (74 sq m)
 Total internal area 6,275 sq ft (583 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8699084/RIB

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444 | ipswich@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.