



Mill House, Charsfield, Woodbridge, Suffolk

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Mill House Hoo Road Charsfield Woodbridge Suffolk IP13 7QQ

A stunning family home which has been fully renovated throughout, with fantastic equestrian facilities and additional outbuildings in an elevated, rural setting

A12 4.9 miles, A1120 5.7 miles, Woodbridge 7.3 miles, Ipswich 11.8 miles (London Liverpool Street 1h 15 min), Stowmarket 16.4 miles

Hall | Sitting room | Family room | Kitchen/ dining room | Utility room | Cloakroom
Principal bedroom with en suite and dressing room | 3 Further bedrooms | Family bathroom
Garage with floor above | Games room | Stables
Manège | Paddocks | Landscaped garden with outdoor kitchen | EPC rating A
In all about 2.37 acres

The property

Set in an elevated position, overlooking countryside to the rear, Mill House is a beautifully presented family home which has been extensively renovated throughout by the current owners - including a full re-render, new roof, windows and doors. The addition of numerous modern conveniences, useful technology and practical elements only serve to create this impressive home. Coupled with fantastic equestrian facilities and a number of further outbuildings, Mill House is a stunning home ideal for modern family life.

When entering the property, a dual-aspect sitting room can be found to the left-hand side of the hall, with a brick inglenook fireplace and fitted wood-burner. Opposite is a useful study which could also be used as a snug or playroom.

Towards the rear of the property is the beautiful, large family kitchen with an impressive central island fitted with an induction hob, wine fridges, and useful storage, whilst also providing ample space for the family to dine. Fitted with bespoke cabinetry, the kitchen is a wonderfully functional space, and truly the heart of the home, offering direct access through Bi-fold doors to the rear terrace area and garden beyond. Further on this floor is a cloakroom and useful utility room.

To the first floor is the primary bedroom suite, offering a fitted dressing room and a luxurious en suite. Further on this floor are 3 additional bedrooms, as well as a stunning family bathroom.

Outside

Approached through a set of electric iron gates, a large drive provides plenty of parking and turning for a number of vehicles. A double garage with a separate store beside offers further secure storage. To one end is separate access to the first floor above, with a cloakroom to the ground floor.. The first floor is ideal for use as guest accommodation, studio or place to work from home.

Towards the rear of the property is a wrap-around terrace with a decked seating area, an outdoor bar, pizza oven and cooking area ideal for al fresco dining and entertaining. The front garden is mainly laid to lawn, with a variety of mature hedging and trees surrounding. To the other side of the garden is the versatile games room, with a further paved terrace and fitted with an impressive bar, the space makes and ideal area for entertaining or relaxing away from the main house.

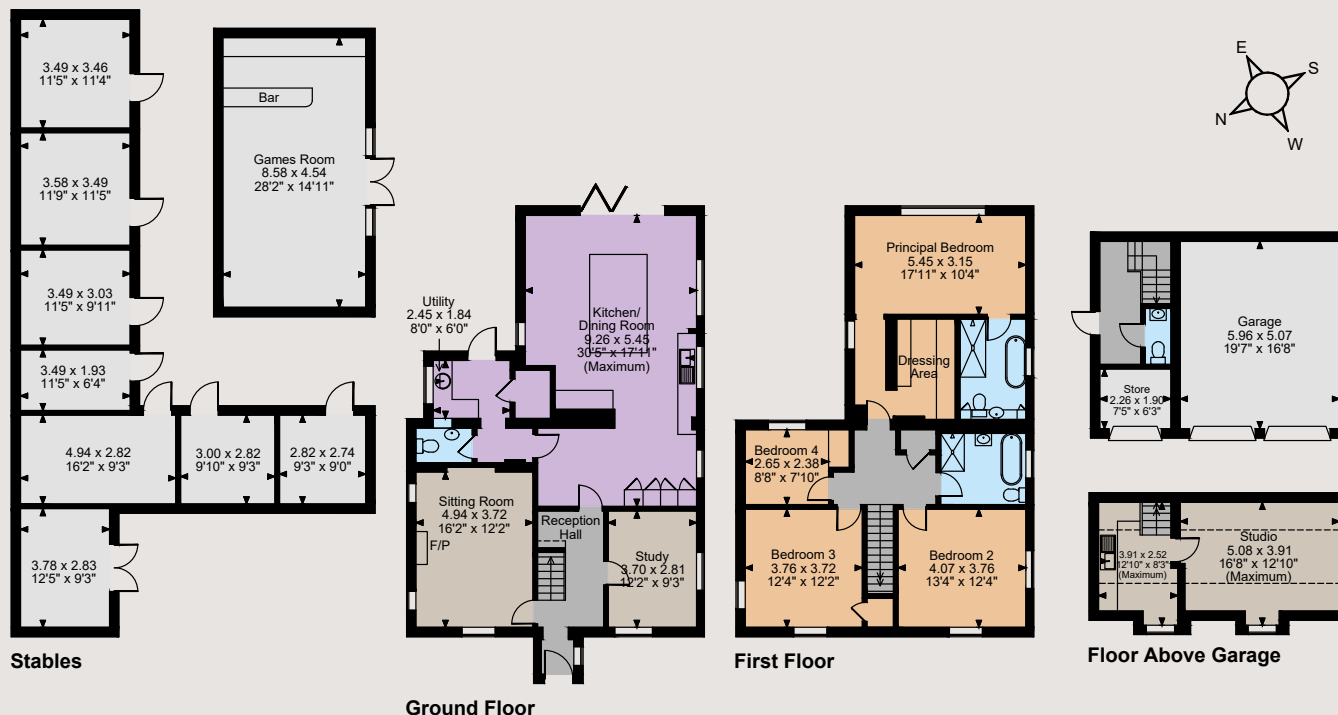
The property sits within gardens and grounds extending to 2.37 acres. The majority of the land has been fenced into a number of grazing paddocks with a superb 46ft x 22ft silicon, sand and Flexi ride manège, sand turnout paddock, and a stable block with a number of loose boxes, tack room and store.





Floorplans

Main House internal area 2,084 sq ft (194 sq m)
Garage & Store internal area 378 sq ft (35 sq m)
Floor Above Garage internal area 237 sq ft (22 sq m)
Stables & Games Room internal area 1,345 sq ft (125 sq m)
Total internal area 4,044 sq ft (376 sq m)
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Location

Mill House is situated just outside the village of Charsfield which has a village pub, a church, and a primary school. The market towns of Framlingham and Wickham Market (6 and 3 miles respectively) both offer an array of local amenities including supermarkets, doctors, dentists, leisure facilities and independent shops. A range of private and public schools can be found in the area. The town of Ipswich is 11.8 miles away and offers regular mainline rail services to London Liverpool Street taking approximately 75 minutes.

General

Local Authority: East Suffolk District Council
Services: Oil fired central heating. Mains water and electricity. Private drainage which does comply with current regulations. 23 solar panels on two elevations of the property, with extensive PV and battery system installed.
Council Tax: Band E

Tenure: Freehold

Guide Price: OIEO £1,250,000.

Agents note: The current vendors are in the process of submitting a planning application for the construction of an agricultural barn within the boundary. Further information is available upon request. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Suffolk

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