












# Botany Farm House

Parham, Woodbridge, Suffolk



# An impressive, recently renovated Grade II Listed farmhouse with far-reaching views over the countryside.

Botany Farm House is a beautifully presented 5 bedroom farmhouse offering over 3,000 sq ft of accommodation combined with a separate cottage annexe, set within stunning gardens and grounds in a popular rural village.

 <b>5 RECEPTION ROOMS</b>	 <b>6 BEDROOMS</b>	 <b>6 BATHROOMS</b>
 <b>CARTLODGE &amp; GARAGE</b>	 <b>1.6 ACRES</b>	 <b>FREEHOLD</b>
 <b>RURAL/ VILLAGE</b>	 <b>3,229 SQ FT - 4,715 SQ FT</b>	 <b>GUIDE PRICE £1,250,000</b>



### The property

Located in the sought-after village of Parham, Botany Farm House is a stunning Grade II Listed timber-framed family home, offering flexible accommodation arranged over three floors combining modern and period features throughout, including beautifully exposed beams and original fireplaces. Configured to provide the ideal space for modern family life and entertaining, the house has undergone extensive renovations by the current vendor, and offers exceptional accommodation throughout.

The ground floor accommodation flows from a porch which leads to the well-proportioned kitchen/breakfast room fitted with bespoke units including a large central island, complementary worktops and modern appliances, with an adjacent garden room providing an area for informal dining with French doors opening to the gardens. There are three further reception rooms including a spacious sitting room, a dual aspect dining room with plenty of natural light leading to the wine room ideal for use as a study if

required. A sunken wine cellar also makes a unique feature. Completing the ground floor accommodation is a utility room, pantry and cloakroom with access also provided to the front garden.

To the first floor there is an impressive principal bedroom suite, with dressing room and stunning en suite bathroom. Two additional bedrooms both offer en suite facilities, with two further double bedrooms to the second floor also offering the same.

### Cottage

Adjacent to the house, and with its own separate entrance, is the cottage annexe. Utilised currently as a holiday let, the cottage provides comfortable accommodation set over two floors. To downstairs is the kitchen/breakfast room, sitting room and bathroom, whilst to the first floor is a bedroom with dressing room.





## Outside

Set within 1.6 acres of extensive gardens and grounds, Botany Farm House is approached via a gravelled driveway offering a substantial parking area for several cars with access provided to the double timber-framed cartlodge and a garage with gardener's loo.

There are gardens to the front and rear which are beautifully laid-to-lawn and contain two ponds, interspersed with an abundance of mature trees.

A newly-landscaped sandstone terrace runs the entire length of the house, and offers a wonderful spot in which to dine al fresco, entertain or watch the world go by. To the side of this is a further paved area with storage and under-cover bar area. A freestanding outbuilding sits away from the house within the gardens positioned to best enjoy the view across the neighbouring field, which is currently used as a home office, but would also make a useful gym.

## Location

Botany Farm House is located in the popular village of Parham offering views over the countryside beyond. The small village of Parham is well located for access to the Suffolk Heritage Coast and is set amidst beautiful rolling Suffolk countryside, 9.6 miles from Woodbridge, 14 miles north of Ipswich and 3.5 miles from the historic market town of Framlingham. Framlingham has a range of shops, supermarkets, pubs and restaurants, an impressive 12th century castle and several schools, including the independent Framlingham College and Prep. Further amenities can be found at nearby Wickham Market with its railway station offering services to London Liverpool Street via Ipswich (1 hour 45 minutes), and in the popular riverside town of Woodbridge. There are a number of well-regarded schools in the area, both in the state and independent sectors including Woodbridge School, The Abbey, Farlingaye High School and Thomas Mills. Meanwhile, Ipswich is within easy reach via the A12, with its mainline railway station, shopping and leisure facilities.



## Distances

- Framlingham 3.5
- Wickham Market 4.3 miles
- Saxmundham 6.5 miles
- Woodbridge 9.6 miles

## Nearby Stations

- Wickham Market
- Woodbridge
- Ipswich

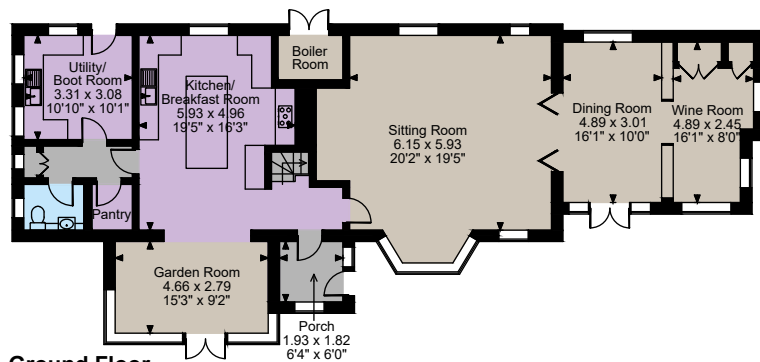
## Key Locations

- Framlingham Market Town
- Woodbridge Town & Waterfront
- Aldeburgh & The Heritage Coast
- Wickham Market

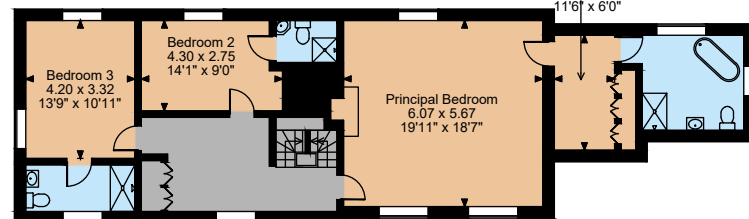
## Nearby Schools

- Framlingham College
- Woodbridge School
- Thomas Mills

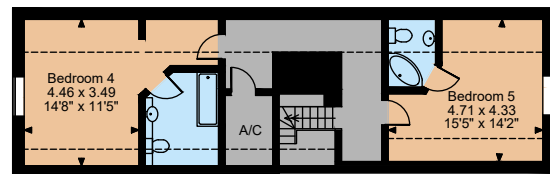




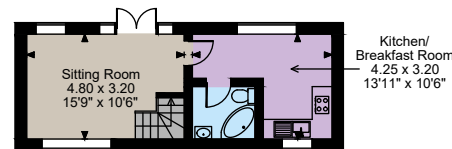
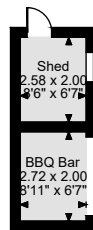
Ground Floor



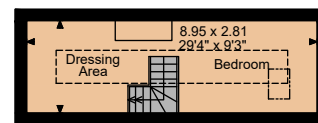
First Floor



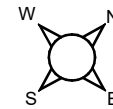
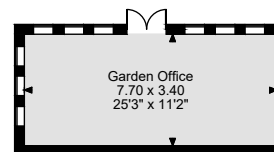
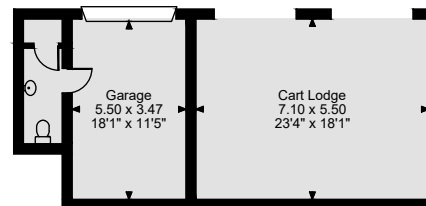
Second Floor



Annexe Ground Floor



Annexe First Floor



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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,229 sq ft (300 sq m)

Garage internal area 266 sq ft (25 sq m)

Outbuilding internal area 823 sq ft (76 sq m)

Annexe internal area 397 sq ft (37 sq m)

Total internal area 4,715 sq ft (438 sq m)

For identification purposes only.

## Directions

IP13 9AD

what3words: ///spotty.foreheads.upstarts

## General

Local Authority: East Suffolk District Council

**Services:** Mains electricity and water services are connected. Recently installed sewage treatment plant which complies with the current regulations. Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

**Agent's note:** The vendor has entered into an arrangement with a company who have planted cricket bat willow trees along the driveway. It is understood that the company take responsibility for maintenance etc. and after 16 years, the trees will be removed and the new owner will be entitled to a payment. This can be discussed further with the agent/vendor.

A neighbouring property has a right of way over the gravelled driveway which does fall within this property's ownership. An area to the front of the driveway is owned by highways.

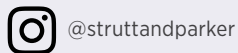
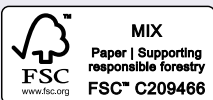
## Suffolk

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

**01473 220444**

ipswich@struttandparker.com

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