



Pond Farm, The Green, Barham, Suffolk

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Pond Farm The Green Barham Ipswich Suffolk IP6 0QF

A delightful farmhouse in an idyllic setting with gardens and grounds ideal for family life.

Copdock access to a12 and a14 7 miles, Ipswich 5.6 miles, Needham market station 5.9 miles (1 hour 25 minutes to London Liverpool Street), Stowmarket 10 miles

Hall | Drawing room | Family/play room | Study
Kitchen/breakfast room | Boot room | Utility
Cloakroom | Principal bedroom | 4 Further bedrooms | 2 Family bathrooms | Gym/play room & store | Stables | Carriage Barn | EPC rating D

In all about 2.88 acres

The property

Pond Farm is an impressive detached farmhouse that offers beautifully presented, flexible accommodation ideal for family life with the benefit of gardens and ground that allow for a multitude of uses such as equestrian.

The entrance hall offers ample space and a warm welcome with a wood burner in the large hall. The Drawing room in addition benefits from a wood burning stove and French doors that open onto the rear garden with beautiful views. Further on this floor is a study, as well as a well-proportioned dual aspect family/play room. The kitchen/breakfast room is located at the back of the house and offers space for dining and entertaining. The kitchen has been beautifully fitted with wooden worktops and provides access to a useful boot room as well as the utility room.

To the first floor has five good sized bedrooms, along with two family bathrooms. Surrounded by the Suffolk countryside, all bedrooms benefit from wonderful countryside views.

Outside

A large driveway leads to a turning circle to the front of the property with plenty of space for multiple vehicles and a beautiful pond with a central fountain. The driveway continue to the side and rear of the property, leading to the useful outbuildings. These include a carriage barn, providing additional parking, a stables with storage block, whilst to the other side of the property is a wonderful garden room which could be used as a home gym, studio or office space.

The garden at the rear of the house includes paved terracing and rolling lawns, while the wider grounds include further meadows and paddocks and a wealth of mature trees, including an orchard.

Location

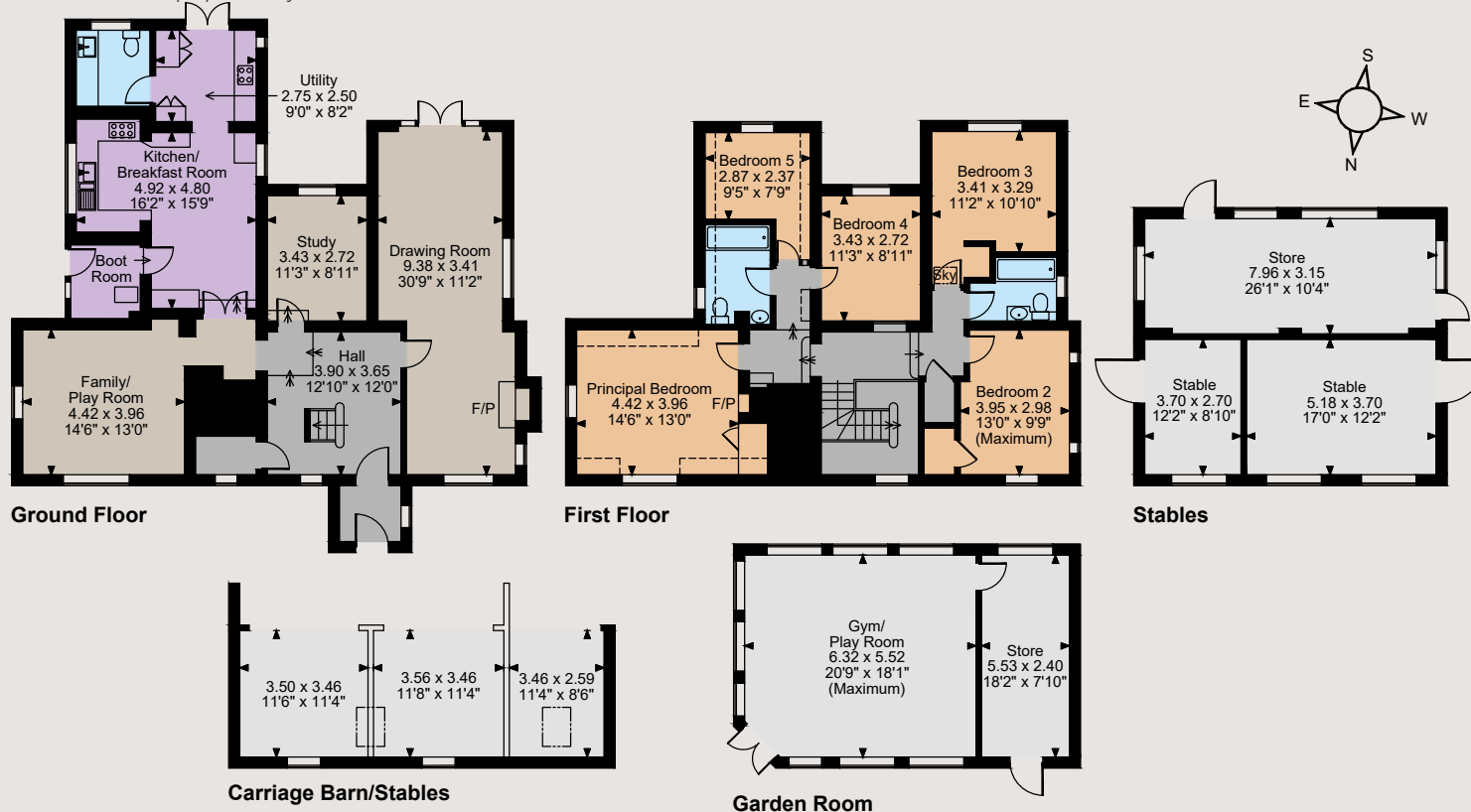
The property is in a rural Suffolk location, between Ipswich and the historic town of Needham Market. The villages of Claydon and Great Blakenham offer various everyday amenities including local shops a community centre, pubs and schooling. Needham Market offers a selection of shops and local amenities, including several pubs, cafés and restaurants, a post office and a mainline station just over 5miles away.

There are several schools in the area, including a primary and secondary school in Claydon. Ipswich provides easy access to a wide range of further facilities, including an excellent choice of shopping, bars and restaurants, including independents such as Ipswich School. The area is well connected by road, with the A14 providing easy access to Ipswich, while Ipswich mainline station provides additional services to London Liverpool Street.





Floorplans
House internal area 2,305 sq ft (214 sq m)
Stables and Garden room internal area 1,493 sq ft (139 sqm)
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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Directions

From Ipswich, take the A14 heading north and leave at junction 52, taking the fourth exit at the roundabout onto Ipswich Road. Continue onto Norwich Road, then turn right onto Church Lane. After 1.2 miles, the entrance to the property will be on the right.

General

Local Authority: Mid Suffolk District Council

Services: Oil fired central heating, private drainage which the vendor has confirmed does comply. Solar pannels serving the garden room. Fibre is installed to the premises.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,000,000

Suffolk

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