



Offton Lodge | Main Road | Somersham | IP8 4SF

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PROPERTIES

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# Offton Lodge, Main Road, Somersham, Suffolk, IP8 4SF

*“An individual and spacious four bedroom detached residence with outstanding countryside views, double garage, parking and attractive wraparound gardens.”*

## Description

A striking, spacious and individual four bedroom detached residence in a rural, yet accessible location and benefitting from outstanding countryside views. Other notable benefits include ample off-road parking, double detached garage and private, attractive wraparound gardens.

## About the Area

Somersham is served by a range of amenities including two churches, primary school, garage, community shop and village hall. Located seven miles to the north west of Ipswich and five miles south of Needham Market surrounded by wonderful open countryside. The country town of Ipswich offers a wide range of shopping, educational and recreational facilities. The A14 is within easy reach and there are stations at Ipswich and Needham Market with trains running directly into London, making this an ideal location for commuting or reaching the East Coast.

Needham Market offers a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

## The accommodation in more detail comprises

Front door to;

### Porch

A welcoming, light and airy entrance with double aspect windows, brick flooring and exposed brick and flint work. Door to;

### Reception Hall Approx 16'6 x 8'4 (5.03m x 2.54m)

L-shaped with stairs rising to the first floor, Double aspect windows to the front and side. Door to understairs cupboard. Feature wood burning stove. Cloak hanging space. Doors to;

### Sitting Room Approx 14'8 x 12'3 (4.47m x 3.73m)

A cosy, yet substantial room with double aspect windows to the rear and side as well as feature inset wood burning stove on a stone hearth with wooden mantle over. Archway through to kitchen/dining room.

### Kitchen/Dining Room Approx 25'1 x 13'8 (7.65m x 4.17m and 11'9 x 11'8 (3.58m x 3.56m)

Open plan and extending across the back of the property with personnel door opening onto the terrace as well as a range of windows to the rear aspect. Fitted kitchen with a matching



range of wall and base units with part Corian worktops over and inset with double bowl Butler sink with drainer and chrome mixer tap. Integrated appliances include oven and grill, dishwasher, wine cooler and space for white goods as well as American style fridge freezer. Door to north facing larder cupboard. The kitchen also incorporates a sizeable feature island with wooden worktop, storage below and breakfast bar, part marble worktop and feature “Everhot” stove with hotplate. Parquet flooring, spotlights and opening to dining area accommodating space for an eight-seater dining table. Please note there is also an additional stainless-steel sink available in the kitchen encased within the wall units. Bi-fold doors to garden room.

### Garden Room Approx 18'11 x 14'11 max (5.77m x 4.55m max)

Constructed on a brick plinth with triple aspect windows to front, side and rear and with two sets of French doors to the rear opening onto the terrace as well as further personnel door leading to the greenhouse, garage and parking area. Tiled flooring.

### Ground Floor Bedroom 4 Approx 10'10 x 9'8 (3.30m x 2.95m)

Double room with windows to side aspect with delightful views of the gardens and with built-in shelving.

### Ground Floor Bedroom 3 Approx 14'4 x 9' (3.30m x 2.95m)

Another double room with double aspect windows to the rear and side. Built-in wardrobe.

### Ground Floor Shower Room Approx 8'4 x 4'5 (2.54m x 1.35m)

Well appointed white suite comprising w.c, hand wash basin with storage below, tiled shower cubicle, tiled flooring, heated towel rail and frosted window to side aspect with extractor.

### First Floor Galleried Landing

With skylight and doors to;

### Master Bedroom Approx 18' x 18' (5.49m x 5.49m)

A space taking full advantage of the outstanding, far-reaching countryside views, this double room boasts built-in storage as well as a built-in dressing table. Skylight, spotlights and extensive windows overlooking the rear. Door to loft space with potential for conversion to further accommodation subject to the relevant planning consents. Door to;

### En-Suite Bathroom Approx 12'3 x 6'4 (3.73m x 1.93m)

White suite comprising w.c, handwash basin with storage below, panelled bath, tiled shower cubicle, tiled walls, heated towel rail and skylight.

### Bedroom 2 Approx 11'7 x 10'2 (3.75m x 3.10m)

A double room with two skylights, eaves storage. Built-in wardrobe.

### Outside

Offton Lodge is set slightly back from the road on the outskirts of this ever-popular village and is accessed over a private drive providing ample



off-road parking as well as giving access to the double detached garage with electric roller door, power and light connected and with adjoining lean-to greenhouse. A personnel gate leads to the first of three terraces, the first of which is mainly for ancillary use and then wrapping around the garden room to an additional sun terrace.

The grounds are private in nature and planted with a wide array of delightful flower and shrub borders as well as established specimen trees, with boundaries defined by a mixture of fencing, hedging and attractive brick and flint wall. The grounds make full use of the outstanding countryside views to the rear and offer a great deal of privacy.

**Local Authority**  
Mid Suffolk District Council

**Council Tax Band – G**

**Services**  
Main water and electricity. Private drainage (Klargester). Oil-fired heating

**Agents Note**  
We understand from our client that planning permission has recently been granted for the construction of annexe accommodation, further details of which can be found by contacting the agent.

**EPC Energy Rating – E**

Offton Lodge Offton IPSWICH IP8 4SF		<b>Energy rating</b> <b>E</b>
<b>Valid until</b> 30 January 2035	<b>Certificate number</b> 2170-2839-9050-9102-0975	
<b>Property type</b>	Detached house	
<b>Total floor area</b>	200 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

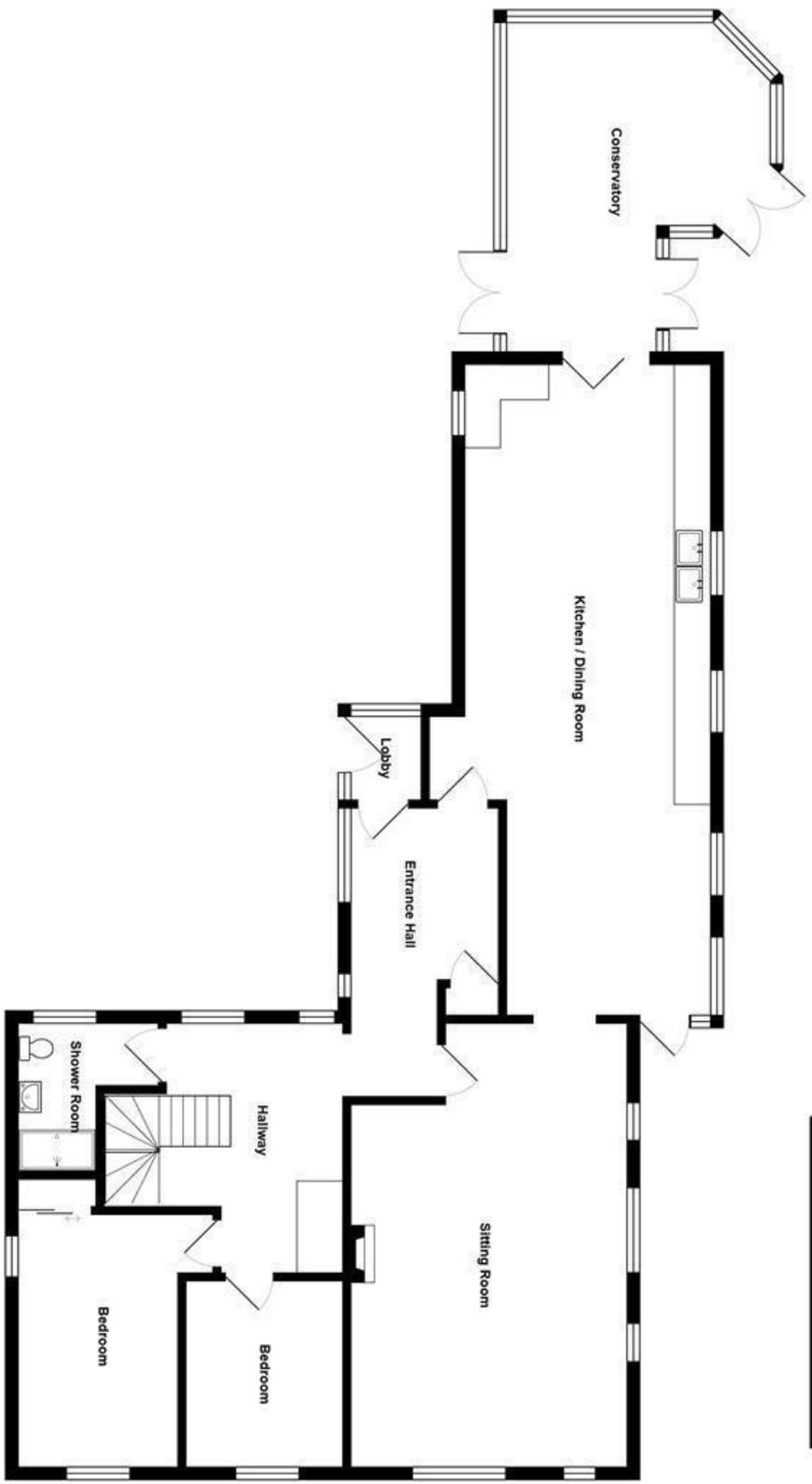
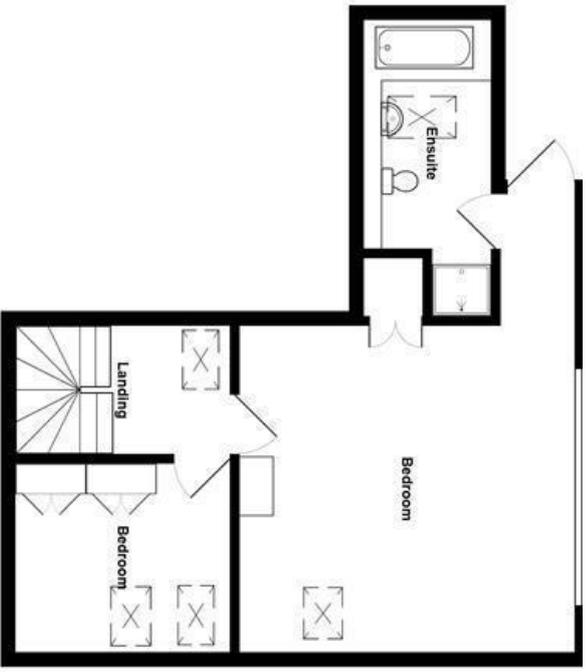
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60











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