



**Brett Vale,
Chelsworth, Ipswich, Suffolk**

**DAVID
BURR**



BRETT VALE, BILDESTON ROAD, CHELSWORTH, IPSWICH, SUFFOLK,

Chelsworth is an extremely attractive small village nestled in unspoilt Brett Valley countryside with a vibrant active community and a sought-after location in which to live. The village has a wealth of period houses and is renowned for its annual Open Gardens which raises money for the local parish church along with a thriving and nationally recognised gastro-pub, The Peacock. The village is well served by local shops at Monks Leigh and Bildeston, the latter with an excellent health centre and various amenities including a sports ground and tennis club. Nearby Semer also contains a highly-regarded farm shop. More extensive shopping is available at Hadleigh, some 5 miles distant. Sudbury is about 8 miles which has a branch line railway station connecting to London at Marks Tey. Main line trains are available at Colchester, 20 miles (Liverpool Street from 47 minutes) and Ipswich 14 miles (Liverpool Street from 57 minutes). A variety of private and state schools can be found within convenient driving distances including Old Buckenham Hall in Brettenham, Finborough School and Culford.

A substantial detached bungalow situated in an outstanding tucked-away location in one of our area's most sought-after villages. The property dates back to the 1950s and offers spacious and bright accommodation over one floor. The property flows beautifully with a range of three reception rooms including a sitting room, drawing room with picture window and a garden room. A high quality bespoke fitted Henry Gordon Jones kitchen also provides further dining space and there is the further benefit of a study, a utility room and a large and welcoming entrance hall with boot room off. A total of three/four bedrooms are served by two bath/shower rooms and substantial roof space offers the potential to create additional first floor accommodation (subject to any necessary consents). Outside, the property is sat centrally within its plot in an elevated yet secluded position with mature gardens including an orchard, various terraces for seating enjoying excellent countryside views, plenty of parking and a double garage with gardener's loo adjacent. Of particular note is a detached outbuilding currently in use as a studio which offers the potential to convert into an annexe amongst other uses. In all about 1.54 acres and offered with no onward chain.

A detached single storey dwelling situated within stunning mature gardens with ample living space, a useful outbuilding, extensive parking and countryside views.

ENTRANCE VESTIBULE: With a large boot room ideal for coats and shoes to the left hand side and opening into:-

ENTRANCE HALL: With exposed wood flooring, airing cupboard off and access to substantial loft storage space. Further doors leading to:-

SITTING ROOM: A charming room with exposed wood flooring and ample space for seating. Range of fitted storage and display shelving, double doors opening onto terracing and a sliding door into:-

DRAWING ROOM: A beautiful room with generous proportions and a striking bay window with large floor-to-ceiling picture window with an

outstanding view over the property's gardens and towards open countryside beyond. Exposed wooden flooring throughout and plenty of room for seating arranged around a central fireplace.

GARDEN ROOM: Currently utilised as a wonderful formal dining space with views over the garden and opening onto terracing.

KITCHEN/BREAKFAST ROOM: Finished with a bespoke crafted kitchen hand-built by Henry Gordon Jones with a matching range of base and wall level shaker style units with a combination of solid wood and granite work surfaces incorporated a sink with mixer tap above and drainer to side. Electric three oven AGA with twin warming plates over,

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integrated Miele microwave/oven and dishwasher. The sociable layout continues with a generous dining/breakfast area.

UTILITY: With space and plumbing for a washing machine and tumble dryer.

STUDY: A useful and discreet area to work from home and also providing access into the double garage.

BEDROOM 1: A superb principal bedroom with lovely views to the rear and twin sets of double wardrobes and fitted dressing table.

BEDROOM 2: A further generous double bedroom with two fitted wardrobes.

BEDROOM 3: Another generous double bedroom with an outlook to the rear and twin sets of double wardrobes.

BEDROOM 4: Currently in use as a second study but with the clear potential to serve as a guest bedroom.

BATHROOM: Containing a bath with shower attachment over, W.C. and a wash hand basin.

SHOWER ROOM: Containing a shower, W.C. and wash hand basin. There is the potential to reconfigure the shower room to be subdivided and create en-suites to both bedrooms 1 and 3 subject to any necessary consents.

Outside

The property is situated in an elevated position, centrally within its plot, far back from the public highway. It is accessible via a long driveway which expands into a substantial driving providing **OFF-ROAD**

PARKING for numerous vehicles with a generous turning circle. The drive way in turn leads on to a:-

DOUBLE GARAGE: With twin sliding doors and providing plenty of room for sheltered parking and a generous area of storage to one side, adjacent to a personnel door connecting with the main dwelling via the study. The garage, being adjoined to the property offers the clear potential to convert into further accommodation should a buyer wish to do so, subject to any necessary consents.

Park-like grounds surround the property and are arranged into various areas of interest. In front of the property is a wide expanse of lawn populated by a variety of mature fruit trees and enclosed by mature hedging to ensure a high degree of privacy.

The gardens continue behind the property with a tiered terrace providing attractive areas of seating, ideal for entertaining and dining al-fresco which are ideally placed to enjoy the views over the grounds. A lower lawn is separated from the terracing by a row of attractive trees and enjoys an open outlook over neighbouring meadows and towards rolling countryside beyond. A discreet area of garden contains a highly productive vegetable garden and fruit cage, a further area of lawn and a path leading down to the:-

Annexe/Studio

A superb detached outbuilding with high ceilings and the clear potential to serve a variety of purposes. The property benefits from a water supply and drainage nearby to connect into as well as power, light and electric heating. Planning permission was once obtained, but has since lapsed but we understand has the potential to be reinstated, to convert into annexe accommodation which could then serve as a means to generate income or for buyers in need of multi-generational living. A range of useful garden

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stores provide additional space and there is a covered veranda with a view over the gardens and steps down onto the lawns.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band F – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G

TENURE: Freehold

CONSTRUCTION TYPE: Brick and Block

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WHAT3WORDS: arena.kind.reputable

VIEWING: Strictly by prior appointment only through DAVID BURR.

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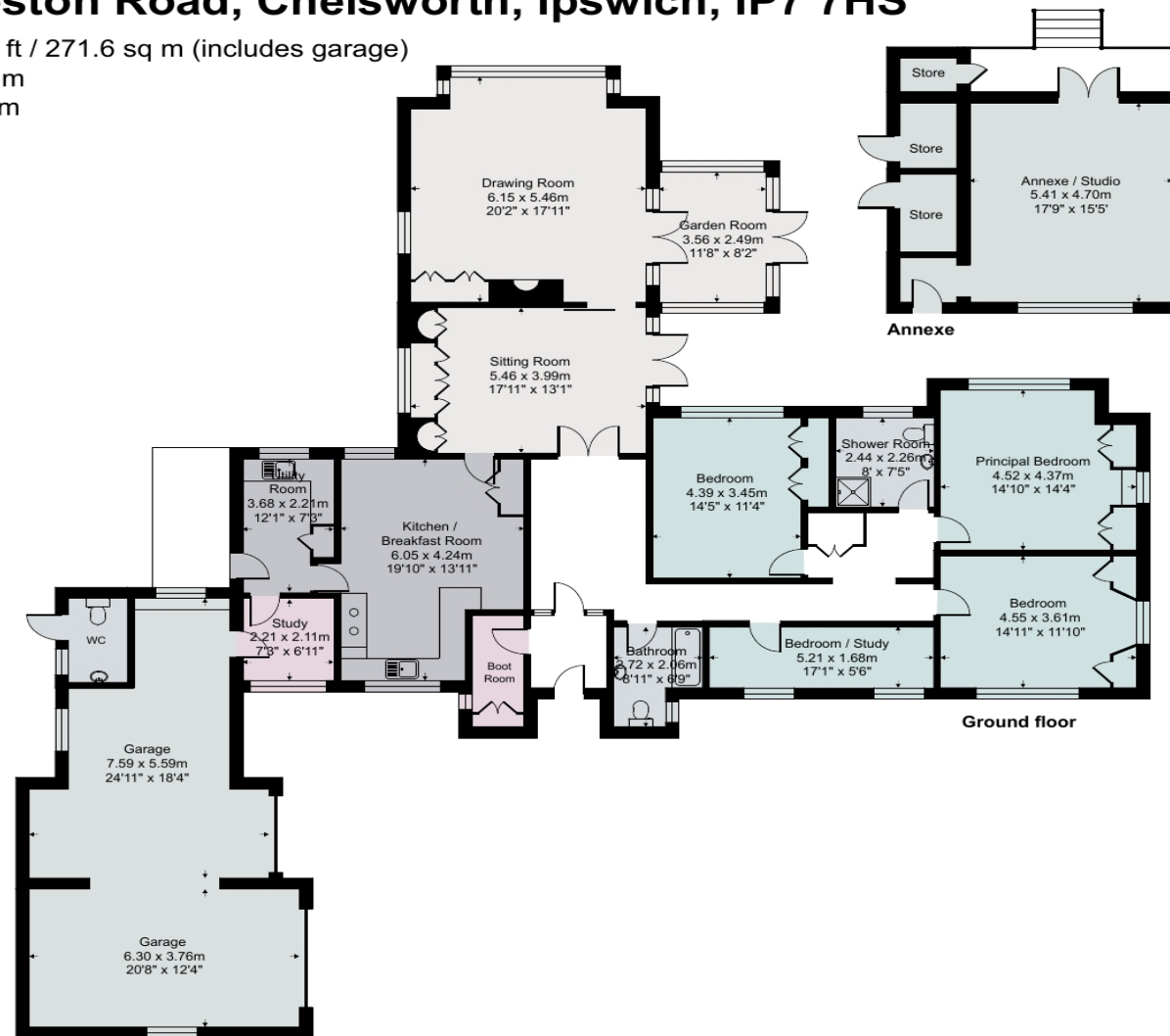
Brett Vale, Bildeston Road, Chelsworth, Ipswich, IP7 7HS

Approximate Area = 2924 sq ft / 271.6 sq m (includes garage)

Annexe = 371 sq ft / 34.4 sq m

Total = 3295 sq ft / 306.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2022. Produced for Savills (UK) Limited. REF: 840232







