



Fair Acre, Earl Soham



A substantial four bedroom family home which has been thoughtfully extended to provide spacious and versatile accommodation with outstanding views at the rear over meadows and farmland. Driveway with off road parking, further potential for a separate car port/garage, four double bedrooms, four reception rooms, utility room, recently installed kitchen, all set in just over one third of an acre (sts).

LOCATION Fair Acre is situated on the Brandeston Road, not far from the heart of the village of Earl Soham. The village benefits from a country pub 'The Victoria', village hall, bowls club, tennis club and the prize-winning butchers, delicatessen and cafe; Huttons of Earl Soham. There is also a primary school, doctors surgery and the village church dates back to the 13th Century. Earl Soham is approximately 3 miles from the market town of Framlingham which has a good range of independent shops and cafes and is home to the twelfth century Framlingham Castle, primary and secondary schools in both the public and state sector. The heritage coastline, where you can find the charming coastal resorts of Aldeburgh and Thorpeness, is approx. 35 minutes drive.



FAIR ACRE - INTERIOR You are welcomed into a bright entrance hall with tiled floor offering a practical space for coats and shoes. A door leads through to a large reception space currently used as a music room giving uninterrupted views all the way through the house to the garden and undulating farmland beyond. A glazed door to the side leads out to the garden. On the left, a door leads into the sunny, dual aspect kitchen with a large picture window to the front and sliding double doors out to the rear garden. The kitchen has been recently remodelled with a generous array of cream wall and base units and breakfast bar with wooden effect worktops and contemporary sage tiling. The kitchen includes an integrated dishwasher, fridge, freezer, sink and drainer and freestanding Range style cooker with gas burners. The dining room opens from the kitchen and has glazed sliding doors leading out to the garden and making the most of the peaceful rural views. From the kitchen a door leads through to the utility room with has fitted cupboards to match the kitchen providing ample storage, a window to the front, sink and drainer and space for two freestanding appliances. An internal door leads through to the garage. At the rear of the house is the recently extended sitting room which has a striking picture window to the far end so you can enjoy the outstanding views. There is a further set of glazed sliding doors out to the rear garden and a brick fireplace with inset woodburner. All the windows and doors have been fitted with pull out fly screens. From the reception/music room a glazed door leads to the right into the hallway which has been enhanced with a side window and shelving to provide a charming reading nook. There is a cloakroom with wc and basin to the front of the house with a cupboard incorporating the water softener. To the right is the study with a large window overlooking the front garden.

Stairs lead to the first floor landing. At the rear of the house is the main bedroom. This is a stunning room with generous fitted wardrobes to one wall, large window to one aspect and glazed double doors with Juliet balcony taking full advantage of the wonderful garden and countryside views. Thanks to the recent ground floor extension there is further potential to add a roof terrace here, accessed from the bedroom, should future owners desire. There is an en-suite shower room with large shower enclosure, wc, basin, heated towel rail radiator and obscured window. At the end of the hallway is the second bedroom, a large triple aspect room. The third double bedroom has a window to the front and generous fitted wardrobes along one wall. The fourth double bedroom also has a window to the front. The main bathroom has a bath with shower over, wc and basin with obscured window to the side.



FAIR ACRE - EXTERIOR The house is screened from the road by mature trees and ornamental shrubs and is approached through wrought iron gates into the large, shingled drive area. The workshop/storage has an electric up and over door with pedestrian door through to the rear garden and door into the utility room. There is power and light connected. The driveway provides ample parking space for several vehicles and potential to complete garage and carport. The front garden is laid to lawn on either side of the drive with spring and summer flower borders. Pathways and gates lead to the rear garden from both sides of the house.

A concrete base has been laid perpendicular to the house as part of the planning permission for the new detached garage and adjoining carport and this could be constructed at a later date, if required.

The rear garden is mainly laid to lawn, again with spring and summer flower borders and a pergola walkway with espaliered fruit trees. To the side of the house there is a fruit cage for tender berries and fig tree. There is a large sun terrace taking full advantage of the most beautiful views across farmland and surrounding countryside with a further seating area to the side of the garden nestled next to the water feature and further seating in the summer house. To the side of the property there is a substantial greenhouse and a log store. A brick-built boiler house with the oil fire boiler and a handy shed attached to the side. In all the gardens extend to just over one third of an acre (sts).

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk

Tax Band: E

EPC: D

Postcode: IP13 7RU

What3words: ///important.cosmic.bloom

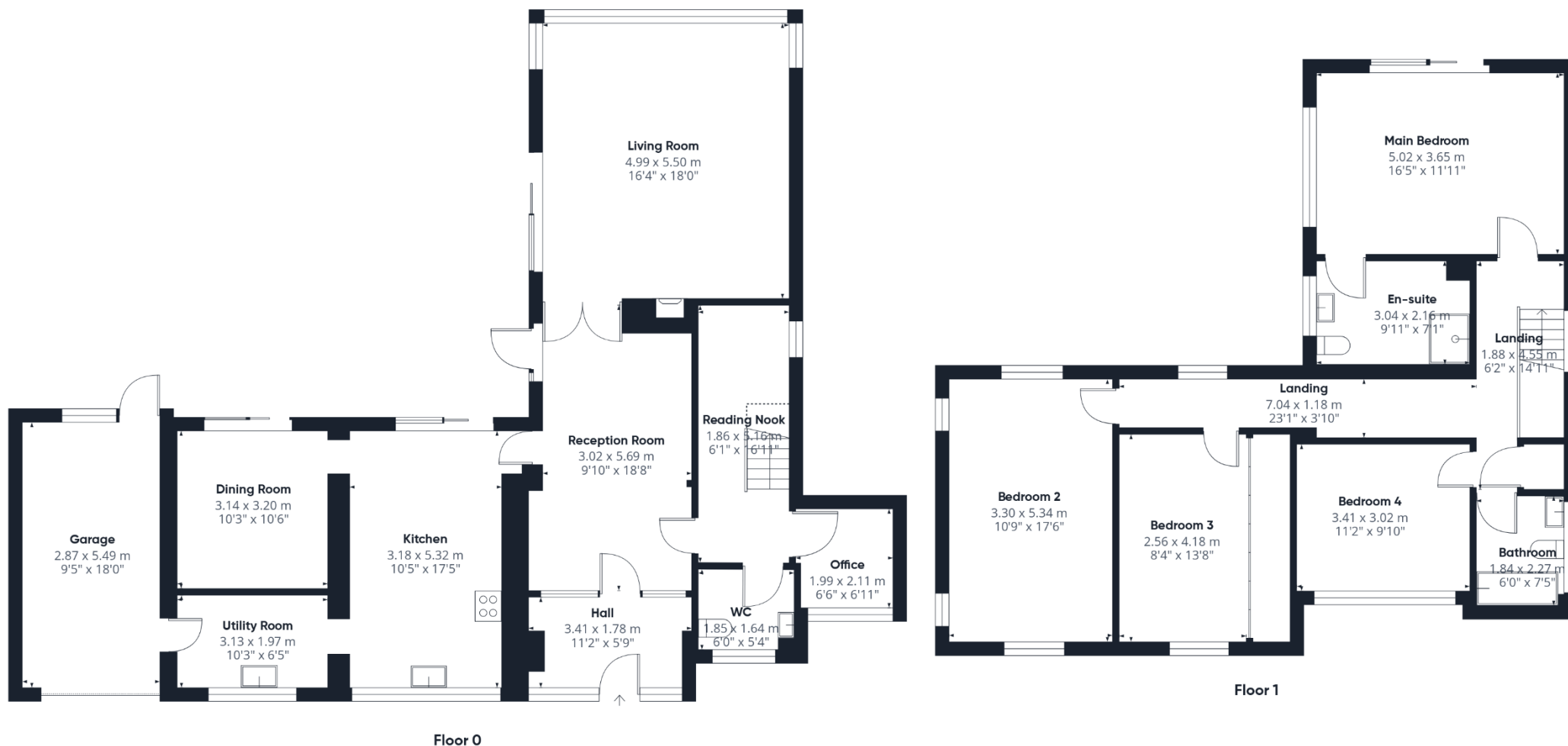
SERVICES - Oil Fired central heating, woodburner to the sitting room, mains drainage, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

