



## 3 Glebe Meadows, Earl Soham, Woodbridge, IP13 7SY

A period style modern house with delightful landscaped gardens forming part of the well regarded village of Earl Soham.

**Guide Price £535,000 Freehold**

P7740J



## Summary

A period style modern house with delightful landscaped gardens forming part of the well regarded village of Earl Soham.

## Location

The property forms part of Glebe Meadows, which will be found a short distance to the north east of the well regarded and popular village of Earl Soham. The village, with its active community, provides a range of local facilities, including an award winning local butcher, and a primary school. There are tennis and bowls clubs as well as the renowned Victoria public house. In addition there is a doctors surgery and village hall. The historic market towns of Framlingham (4 miles to the east), Debenham (4 miles to the west) and Woodbridge (13 miles to the south), provide a wide range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The village lies within a designated conservation area and is surrounded by the picturesque countryside of the Deben Valley. The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street Station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and The Midlands, as well as to London via the A12.

## Description

Built approximately 25 years ago by the well regarded local developer, Ashby Lawrence Homes, 3 Glebe Meadows is a four double bedroom house that forms part of the popular village of Earl Soham. The property was designed and built in a period style and to reflect the local Suffolk vernacular. The developer gave a great deal of thought to the choice and quality of materials that were used in the construction; the elevations are rendered with delightful parquetry detail together with 'extensions' in weatherclad boarding to create a subtle differential in the design. The roof is of a catslide design that is covered in clay pantiles and painted joinery. In recent the property has also been redecorated externally.

In all, the property extends to nearly 1,600 sq. ft (146 sqm) and comprises a generous entrance hall for receiving guests with staircase rising, via a half landing, to the first floor, a 20' sitting room with impressive brick chimney (created from reclaimed bricks) that contains the woodburning stove, a dining room that links wonderfully well with the kitchen area, a study, utility room and cloakroom. On the first floor there is a galleried style landing arrangement, principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.





Outside there is a shingled driveway together with a detached double garage, measuring approximately 5.55m x 5.1m with a pair of side hung double doors, power and light connected and personnel door to the rear.

The majority of the gardens are located to the rear of 3 Glebe Meadows. These have been extensively landscaped over the years and comprise a semi-enclosed, hard landscaped seating area that enjoys the sun during the latter part of the day. Steps set within a retained border rise to the principal area that enjoys a semi-elevated setting. This part of the garden comprises a central area that is laid to lawn and incorporates a meandering gravel pathway that links through to the rear. The garden includes a wonderful variety of established specimen flowers, shrubs and trees, and facing in a south-easterly direction, enjoys the sun throughout the morning and in to the afternoon. In all, the gardens and grounds extend to approximately 0.2 acres (0.08 hectares), and we understand the Title also includes a parcel of the tree belt to the front of the property beyond the drive.

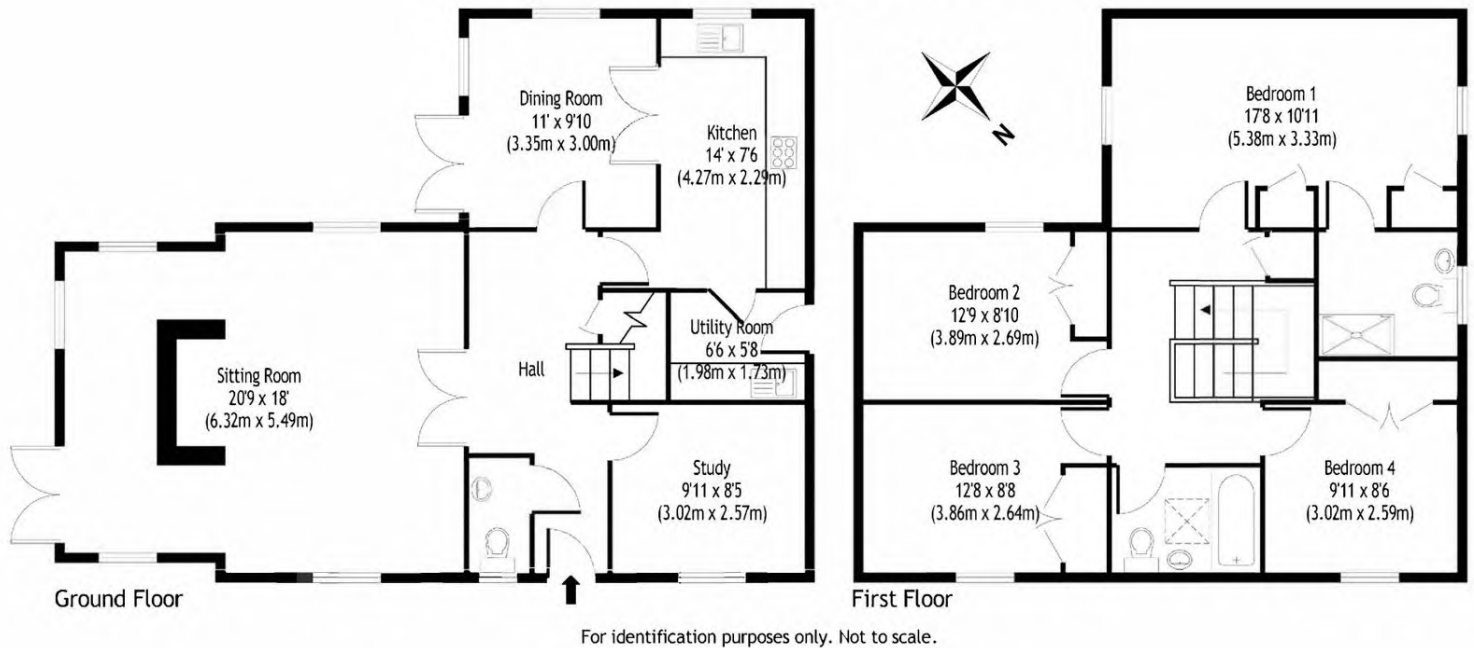








3 Glebe Meadows, Earl Soham  
Approx. Gross Internal Floor Area - 1567 Sq ft / 146 Sq M



### Directions

From Framlingham, proceed west on the B1119 to Saxtead Green. At the junction opposite Saxtead Mill turn left onto the A1120. Proceed into the village of Earl Soham and just after the village hall on the left hand side, the entrance to Glebe Meadows will be found on the left. Bear to the right and No. 3 will be found on the left hand side.

For those using the What3Words app: [///replenish.unfounded.release](https://www.what3words.com/replenish.unfounded.release)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil-fired boiler serving the central heating and hot water systems.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band F: £3,343.22 payable per annum 2026/2027

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



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