



# Chevers Farm

Crowfield Road, Stonham Aspal, Stowmarket

## A Grade II listed farmhouse with an array of outbuildings located at the heart of a sought-after Mid Suffolk village.

Chevers Farm is a handsome, Grade II listed village country house offering substantial, beautifully presented accommodation throughout, with an array of useful outbuildings set within gardens and grounds of over 2.5 acres.



**7 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**OUTSIDE**



**2.58 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**8,081 SQ FT**



**GUIDE PRICE  
£1,500,000**



### The property

Believed to date to the 16th Century and exuding exceptional period charm throughout, Chevers Farm offers an elegant living environment, with versatile, light and spacious accommodation arranged over three floors. Perfectly suited to modern family lifestyles, the property provides an exquisite home positioned to the edge of the village, with extensive gardens offering far-reaching countryside views.

A number of refined reception areas provide comfortable, flexible spaces in which to relax; the welcoming reception hall with open-beam apertures; a formal dining room offering the ideal setting to host; the drawing room with wood burner offering a cosier environment in which to unwind; and a library, complete with bespoke built-in cabinetry, has direct access to the gardens and links back to the dining room. To the rear of the property is a light-filled garden room offering views over the rear gardens and moat, as well as a useful study/play room. The sociable heart of the home is the stunning kitchen/family room. The kitchen itself is fitted with bespoke

cabinetry offering a stylish design to complement the property's period features, and is centred around an Aga stove and central island. Having been added to the property by the current owners, the family room is a wonderful entertaining space offering a lofty, vaulted ceiling, with the gable end comprising windows up to the apex and views over the gardens and beyond, with ample room for informal dining and comfortable seating. Completing the ground floor is a utility room and a cloakroom accessed from the reception hall.

Two staircases rise to the first floor where elevated views over the gardens can be appreciated. Rooms comprise the large principal bedroom which offers a luxurious retreat, with vaulted ceiling, fitted walk-in wardrobe and spacious en suite with rolltop bath and shower. Three further double bedrooms, one benefitting from en suite facilities, and a family bathroom completes the first floor. Two separate staircases rise to the second floor, each accessing one of the property's two remaining vaulted bedrooms, one with en suite cloakroom.







## Outside

The property is approached via a gravelled driveway offering ample space for parking and giving access to a number of useful outbuildings including various stores, garage with studio accommodation above, further extensive garaging and office space. Subject to the necessary consents, the garaging complex does offer potential for use as ancillary accommodation to the main house.

Incorporating the remains of a mediaeval moat, the garden is laid mainly to level lawn and bordered by mature shrubs and trees, and features a paved terrace, ideal for entertaining and al fresco dining, as well as a useful greenhouse surrounded by a vegetable garden.

## Location

The property sits in the heart of the village of Stonham Aspal, in Mid-Suffolk and is positioned well for communication links via the A1120 and the A140 Ipswich/Norwich trunk routes. The village offers a range of day-to-day amenities including a food outlet, popular primary school and leisure and retail

facility with fishing lakes, crazy golf, beauty salon, clothes shops and restaurants.

The nearby larger village of Debenham benefits from a thriving local High Street with numerous independent shops including a butchers, supermarket, Post Office, pharmacy, GP surgery, vets, pubs, cafés and a leisure centre. More extensive amenities are available in Stowmarket and Ipswich. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell and Alde together with golf courses at Ufford, Ipswich and Aldeburgh. Excellent schooling in the vicinity includes Framlingham College, Woodbridge School Prep, Ipswich School and Ipswich High School. The Heritage Coast is within easy reach with the popular coastal towns of Southwold, Aldeburgh, Thorpeness and Orford.

Communications links are excellent: the nearby A14 offers easy access to the A12, and wider motorway network, Ipswich and the Suffolk Heritage Coast, with regular mainline train services running from Stowmarket to London Liverpool Street.



## Distances

- Debenham 4.4 miles
- Stowmarket 7.3 miles
- Framlingham 10.3 miles
- Ipswich 11.8 miles
- Woodbridge 13 miles

## Nearby Stations

- Stowmarket - mainline
- Ipswich - mainline

## Key Locations

- River Deben
- Museum of East Anglian Life
- Framlingham Castle
- The Suffolk Heritage Coast

## Nearby Schools

- Debenham High School and primary
- Framlingham College and Prep
- Woodbridge School
- Thomas Mills









## Floorplans

Main House internal area 4,805 sq ft (446 sq m)  
 Garages internal area 1,659 sq ft (154 sq m)  
 Outbuilding internal area 1,163 sq ft (108 sq m)  
 Studio internal area 454 sq ft (42 sq m)  
 Total internal area 8,081 sq ft (750 sq m)  
 For identification purposes only.

## Directions

IP14 6AN

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## General

Local Authority: Mid Suffolk District Council

Services: Oil-fired central heating. All other mains services are connected.

Council Tax: Band G

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

EPC Rating: E

Agent's note: The land may be subject to an overage, uplift clause or restrictive covenant, should any future permission be granted for any additional residential dwellings. Further information is available from the vendor's agent.

A three bedroom converted barn, positioned adjacent to the property, is available by separate negotiation.

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these.

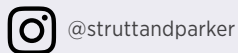
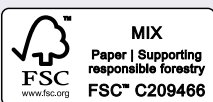
## Suffolk

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