



# The Bungalow

Kersey, Ipswich, Suffolk

**STRUTT  
& PARKER**

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## The Bungalow is a modern family home boasting flexible living space in a desirable village location.

Offering far-reaching countryside views, is this exceptional, spacious property finished to an incredibly high standard, located in a highly-regarded Suffolk village.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE & CART LODGE**



**0.45 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,950 SQ FT**



**GUIDE PRICE  
£1,000,000**



### The property

Found in a quiet setting in the quiet hamlet of Kersey Upland, The Bungalow is an impressive family home, offering spacious and flexible accommodation of almost 2,500 sq. ft. With landscaped gardens to outside, and contemporary living areas internally, the property offers exceptional space ideal for family life.

The central reception hall with part-glazed, vaulted ceiling and galleried landing above provides access to the ground floor accommodation. To the front of the property is a useful dual-aspect study ideal for working from home, with an adjacent utility room and cloakroom. At the heart of the property is the beautifully presented and well-proportioned open-plan kitchen/breakfast room, fitted with a range of modern appliances, large central island and bi-folding doors bringing the outside landscape, in; whilst to the rear is a stunning, triple-aspect sitting room also with bi-fold doors and views over the gardens as well as a log-burning stove.

A stylish, glazed galleried landing provides access to the first floor, comprising four bedrooms, one of

which has an en suite shower room, and two family bathrooms; with the principal bedroom benefitting from both integrated wardrobes and a Juliet balcony offering full height views of the countryside beyond.

### Outside

Approached via a gravelled driveway offering ample space for the parking and turning of several cars, the property is set back from the road and sits centrally within its plot. A garage with adjacent two bay cart-lodge provides useful additional storage. The gardens are primarily laid-to-lawn and interspersed with a variety of mature trees, shrubs and hedging, the whole offering wonderful seclusion and a fabulous environment in which to relax or play with open countryside views beyond. A large area of paved terracing sits to the rear of the house, and offers ideal south-west facing space for al fresco dining or entertaining.



## Location

The property occupies a wonderful setting within picturesque, rolling Suffolk countryside between the highly-regarded villages of Boxford and Kersey. The attractive mediaeval market town of Hadleigh, about 4.3 miles away, has a wide range of independent shops, primary and secondary schools, library, churches, a leisure centre and a range of pubs and good restaurants. Transport links in the area include access to the A12 and mainline rail services to London Liverpool Street from either through Colchester and Ipswich.



## Distances

- Kersey 1.4 miles
- Hadleigh 4.3 miles
- Ipswich 13 miles
- Colchester 14 miles

## Nearby Stations

- Colchester - mainline
- Manningtree - mainline
- Ipswich - mainline

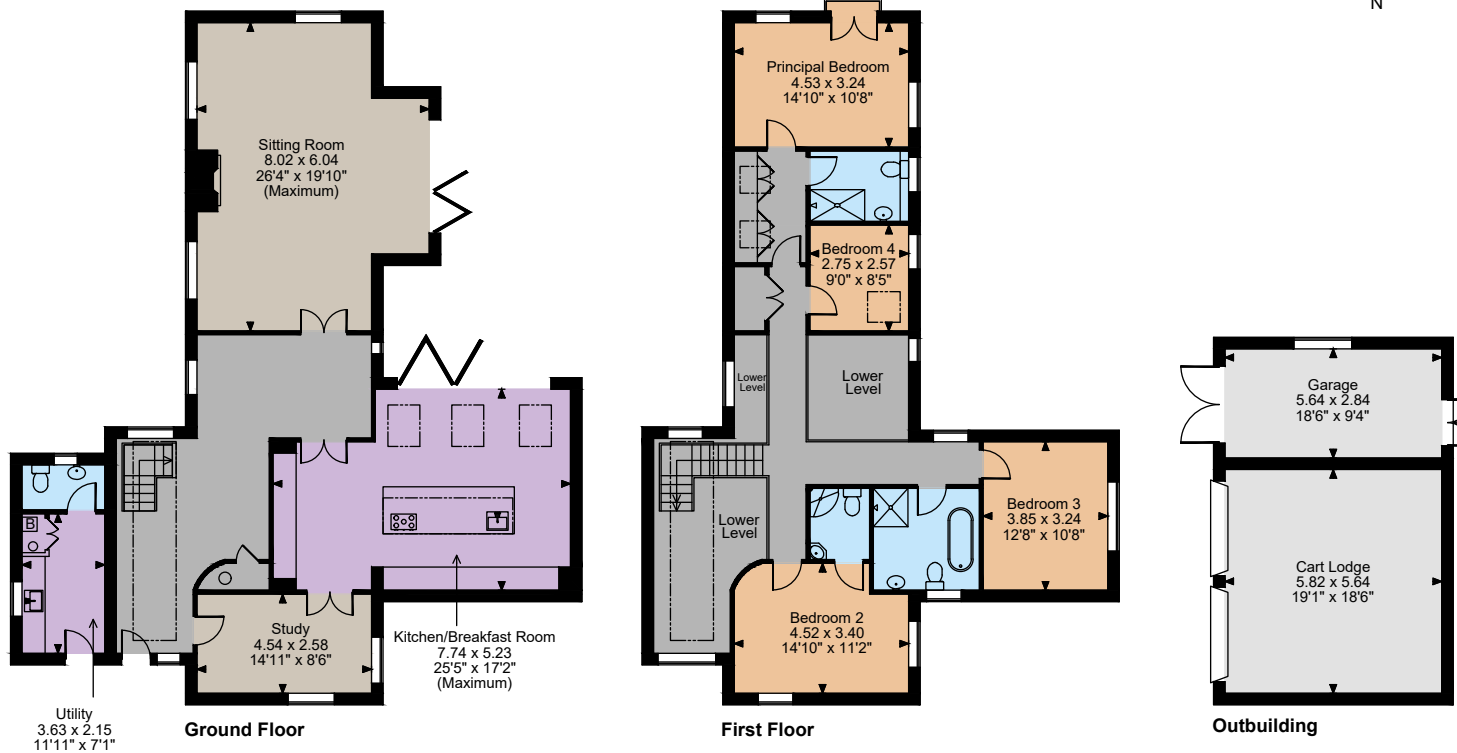
## Key Locations

- Hadleigh market town
- Lavenham
- The Marquis
- Suffolk coast
- Hintlesham Hall

## Nearby Schools

- Kersey CofE Primary School
- Littlegarth School
- Old Buckenham Hall School
- Ipswich School
- Colchester Royal Grammar School





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,401 sq ft (223 sq m),  
 Garage/Outbuilding internal area 549 sq ft (51 sq m),  
 Total internal area 2,950 sq ft (274 sq m).  
 For identification purposes only.

## Directions

IP7 6EU

what3words: ///dean.declining.wand takes you to the entrance of the driveway.

## General

Local Authority: Babergh District Council

Services: Mains water and electricity are connected. Oil-fired central heating system. Private drainage which does comply with the relevant regulations. Further information is being sought. Full fibre broadband. 32 amp/7.4 kw EV car charger also installed in the cart lodge.

Council Tax: Band F

EPC Rating: C

Mobile signal/coverage: Our clients have informed us that mobile coverage using Vodafone is good.

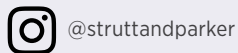
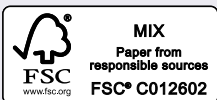
## Suffolk

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