



Rose Farm

Middleton, Saxmundham, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming period farmhouse with extensive accommodation and tranquil gardens, in a popular village.

Rose Farm is a spacious, detached period home with five bedrooms, and self-contained guest annexe, positioned within delightful gardens extending to an acre, in a popular village only a short distance to the Suffolk Heritage Coast.



3 RECEPTION ROOMS



5 - 6 BEDROOMS



3 - 4 BATHROOMS



SELF CONTAINED ANNEXE



0.97 ACRES



FREEHOLD



RURAL/ VILLAGE



3,282 SQ FT



OIEO £800,000



The property

Positioned in the popular village of Middleton, only 4 miles from the coast, Rose Farm is a charming family home with a wealth of character throughout. With period features including stained glass windows and beautifully exposed beams and brickwork, the property offers flexible accommodation arranged over three floors with the addition of a useful guest annexe.

A welcoming reception hall leads through to the main ground floor accommodation. Comprising three reception rooms including a double aspect dining room which benefits from ample natural light, a sitting room with an imposing inglenook fireplace fitted with wood-burning stove, and a cosy snug with doors opening onto the courtyard garden. The well-proportioned kitchen/breakfast room features farmhouse-style fitted units in charcoal grey, integrated appliances and a range cooker, as well as space for a breakfast table. Completing the ground floor is a useful utility room and a shower room, whilst a self-contained annexe with en suite and kitchenette can be found at the rear of the house.

The first floor offers three well-presented bedrooms, each of which has built-in storage, with one benefiting from an en suite shower room. There is also a large family bathroom to the first floor with separate bath and shower. The second floor provides a further two double bedrooms among the eaves, with one offering far-reaching views over the garden and beyond.

Outside

The house is set in extensive gardens and grounds, with the gravel driveway at the front providing plenty of parking for several vehicles. The garden to the front has established border hedgerows providing privacy from the road, as well as areas of lawn and border beds, while at the rear of the house there is a courtyard garden for alfresco dining with box hedging, gravel pathways, a wooden pergola and a greenhouse. Beyond the ornamental garden there are further lawns and meadows, dotted with mature trees and featuring a peaceful pond, which attracts plenty of wildlife. There is also a summer house and a detached garden store.



Location

The property is located in the picturesque village of Middleton, surrounded by beautiful countryside and within easy reach of the stunning Suffolk Heritage coastline. Within the village are a primary school, village hall and the popular Bell Inn Public House. Further amenities such as a Waitrose and Tesco can be found in the historic market town of Saxmundham, 5.1 miles away. Further coastal towns are within easy reach, including popular Southwold and Aldeburgh, whilst Ipswich is easily accessible via the A12. Rail services are also available from Darsham station approximately two hours to London Liverpool Street via Ipswich.



Distances

- Yoxford 2.4 miles
- Darsham 3.3 miles
- Dunwich 4.1 miles
- Saxmundham 5.1 miles
- Woodbridge 19 miles
- Ipswich 27 miles

Nearby Stations

- Darsham - branch line
- Saxmundham - branch line
- Ipswich - main line

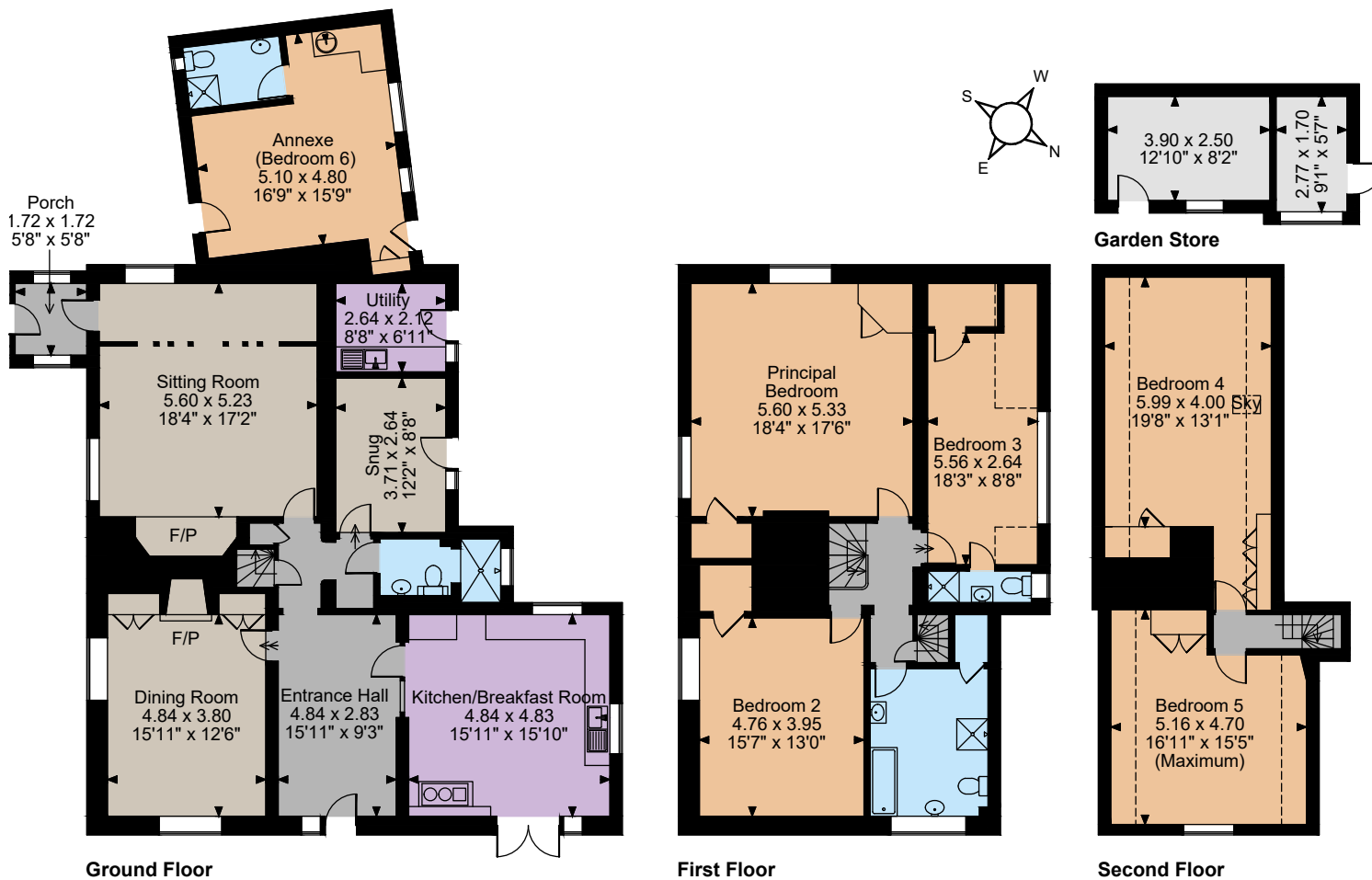
Key Locations

- RSPB Minsmere nature reserve
- Thorpeness Meare
- Snape Maltings
- Framlingham Castle
- Suffolk Heritage Coast

Nearby Schools

- Saxmundham Primary School
- Middleton Primary School
- Yoxford and Peasenhall Primary School
- Saint Felix School
- Framlingham College
- Alde Valley Academy
- Thomas Mills High School





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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,085 sq ft (287 sq m)

Garden Store internal area 160 sq ft (15 sq m)

Total internal area 3,245 sq ft (301 sq m)

For identification purposes only.

Directions

IP17 3NG

///what3words ///latest.flasks.waistcoat - brings you to the driveway

General

Local Authority: East Suffolk District Council

Services: Mains electricity, water and drainage services are connected. Oil-fired central heating.

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

Council Tax: Band G

EPC Rating: E

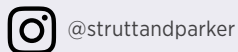
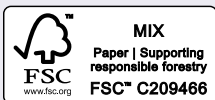
Suffolk

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