



Lower Meadow House, Laxfield, Woodbridge, Suffolk

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Lower Meadow House

Pump Lane

Laxfield

Woodbridge

Suffolk

IP13 8FA

An impressive architect-designed residence with stunning contemporary features in a tucked-away village setting.

Framlingham 7.4 miles, Halesworth 9 miles, Diss & railway station 13.4 miles, Aldeburgh 18.4 miles, Woodbridge 18.7 miles, Ipswich 23 miles

Reception hall | Kitchen/dining/sitting area
Scullery | Studio/bedroom 4 | Principal bedroom with dressing room & en suite | 2 Further bedrooms | Sitting room | Family bathroom | Shower room | Study | Garage Workshop | Music room | EPC Rating A

The property

Architecturally designed to represent a contemporary, modern twist on a traditional black Suffolk barn, and clad primarily in zinc, Lower Meadow House is found in a tucked-away position in the popular village of Laxfield. The property was built in 2020 to an exacting standard, as a cutting edge Eco house with Passivhaus technology, often considered the gold standard for energy efficiency. With versatile, state-of-the-art accommodation throughout, offering open spaces with an abundance of natural light and expanses of glass, the property is formed in a distinctive tri-wing layout, providing ample flexibility, with the potential to create an annexe.

The ground floor accommodation is accessed via a welcoming reception hall which leads to the impressive, vaulted centre-piece presenting as a kitchen/dining and sitting room. This spacious open plan room features

vast skylights and walls of glazed sliding doors which provide a seamless connection to the outside environment. The kitchen/breakfast room is fitted with a range of cabinetry and integrated appliances, and benefits from a large central island, with the dining area and sitting room providing an airy environment in which to relax; a log-burning stove providing a cosy ambience alongside views to the garden and beyond. An adjacent scullery offers additional storage and prep space, ideal for those who love to entertain. A flexible-use study occupies a position on the floor above, commanding elevated internal views.

A length of hallway, with a picture window to the landscaped courtyard, provides a route to the bedroom accommodation which is situated on the westerly aspect of the ground floor. There are three bedrooms, including the principal room which offers a luxurious retreat with dressing room and stylish en suite bathroom. A beautifully-appointed family bathroom offers a bath-tub and walk-in shower, and complements a separate shower room facility. Beyond the bedrooms a reception room, with concealed built-in kitchenette, and a neat adjacent study, provide an inner sanctum with versatile options for use as annexe if required.

Location

The thriving village of Laxfield has a small supermarket, church, primary school, two pubs; one, the King's Head, known locally as the Low House, being one of the oldest public houses in the country. Four miles away is Stradbroke, with Leisure Centre, both Primary and High Schools, and serviced by a post office, baker, butcher and supermarket. A much wider range of educational, recreational, and shopping facilities are available in the charming market towns of Framlingham with further excellent schools in both the state and private sectors, and Diss which has a mainline station with a direct train to London's Liverpool Street Station in approx. 90 minutes. The country town, Ipswich, is accessible via the A140 and also has a direct line to London taking around 65 minutes.





Outside

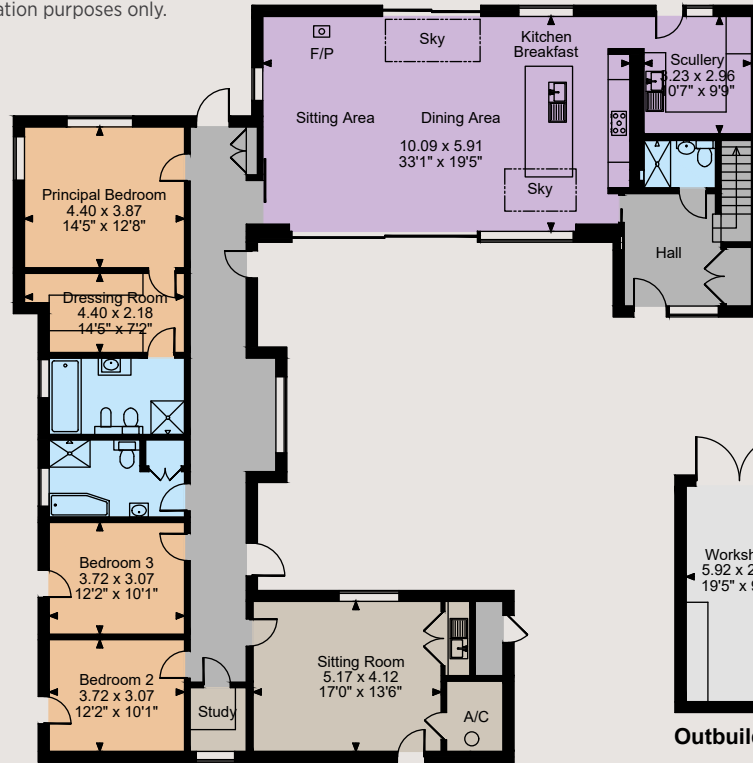
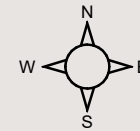
With access over a private lane from the main village, a gravelled driveway offers ample parking to the front of the garaging. With an open frontage, the garage offers plenty of space for parking a number of vehicles, and has been built with additional height to allow for a campervan. Stairs lead up to a floor above which is currently utilised as storage and further recreational space. Subject to the necessary consents, this area also offers potential for use as ancillary accommodation. Behind the garage is a neatly concealed workshop with fully insulated and sound-proofed former shipping container adjacent, which is used by the current owners as a music studio.

A pathway from the drive leads to the covered entrance of the home. The three wings of the property enable the formation of an attractive, enclosed courtyard garden to the front aspect; featuring well-placed hard landscaping and ornamental planting this area provides a quiet, secluded spot in which to relax. To the rear elevation, a raised, cantilevered terrace spans the back of the house offering an al fresco setting for entertaining, dining and relaxation, with a series of steps leading down to an area of lawn. This swathe of grass provides plenty of space for play and exploration, with features including a display of silver birch trees and a number of majestic mature trees. Beyond the plot is open countryside offering immediate access for walking the dog and a pleasing sense of a borrowed landscape.

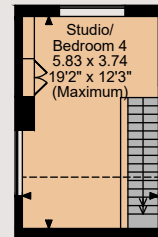


Floorplans

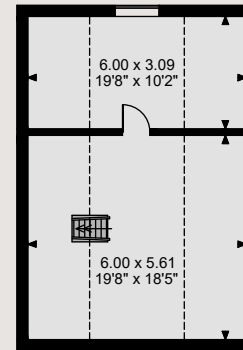
Main House internal area 2,464 sq ft (229 sq m)
 Garage internal area 819 sq ft (76 sq m)
 Outbuilding internal area 324 sq ft (30 sq m)
 Total internal area 3,607 sq ft (335 sq m)
 Quoted Area Excludes 'External C/B'
 For identification purposes only.



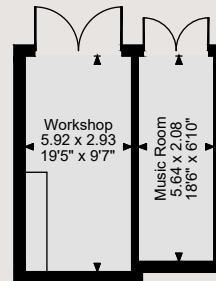
Ground Floor



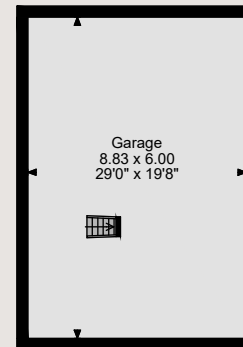
First Floor



Floor Above Garage



Outbuilding



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

□ □ □ □ Denotes restricted head height

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General

Local Authority: Mid Suffolk District Council
Services: Mains water and electricity. Air source heat pump. Underfloor heating throughout. 22 Solar panels providing 8.14 kWp. Rainwater harvesting. Private drainage which does comply with current regulations.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,250,000

Suffolk

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