



Meadow House, The Cedars, Offton, Suffolk

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Meadow House, The Cedars, Offton, Suffolk, IP8 4RB

Stunning family home built in a Georgian style with beautiful gardens and countryside backdrop, set in the sought-after village of Offton.

Ipswich 7 miles, Hadleigh 6.3 miles, Needham Market 5.2 miles, A14 4.4 miles, Ipswich Station 7.5 miles (Liverpool street about 65 minutes)

Reception Hall | Sitting room | Study/office
Dining room | Kitchen/breakfast room | Utility
Garden Room | Cloakroom | Primary bedroom with dressing room and en suite | 4 Further bedrooms, one of which is en suite | Family bathroom | Triple Garage | Gated driveway parking | Beautiful mature garden with views over countryside
EPC Rating C

In all about 0.7 of an acre

The property

In a semi-rural location on the fringe of Offton is this beautiful Georgian style detached family home. Set in a private turning of only five individual homes that back onto the most beautiful countryside, the property offers beautiful proportions throughout with high ceilings and large sash style windows. Most notable are the mature gardens that wrap around the house and extend to about 0.7 of an acre.

An impressive reception hall with access to the staircase and cloakroom sets the scene for this fine home, as it is the ideal spot to entertain guests as it gives a real sense of arrival. Much of the ground floor centres around the hall including the spacious sitting room which benefits from a wood burner and two sets

of French doors to the garden, along with a snug/study and dining room. The impressive kitchen/breakfast area sits to the end of the hall, offering space for entertaining, with access back through to the dining room adjacent and to the impressive 19 by 15 ft garden room that brings the outside in. On the first floor, there is a spacious landing which gives access to the generous primary suite with a triple aspect view across the garden and countryside beyond, further benefiting from a contemporary en suite as well as an impressive dressing room. There are 4 further bedrooms one of which is en suite, and a large luxury family bathroom with a gorgeous feature bath.

Outside

Set behind gates, a spacious block paved driveway offers ample parking and access to the triple garage. Whilst to the rear and sides of this fine home are the substantial garden areas which are mainly laid to lawn with beautiful countryside views beyond. A decking and patio area with a range of raised flower borders and shrubs makes the perfect place for entertaining and relaxing; accessed from both the garden room and dining room.

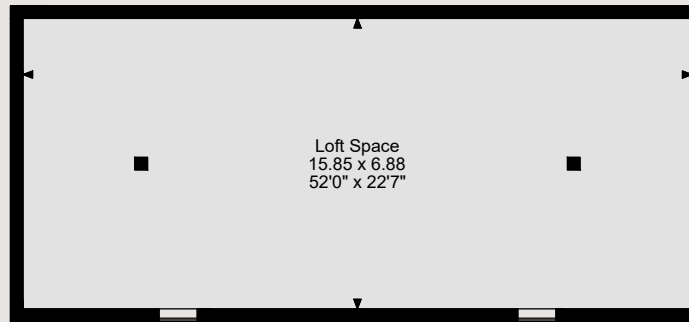
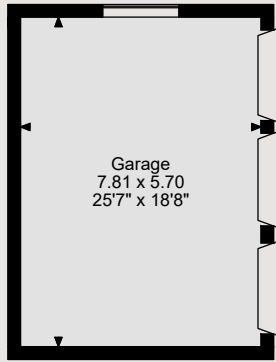
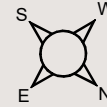
Location

The property enjoys an edge of village position allowing for village life, whilst backing onto countryside; only a short distance from three nearby towns. Offton has a public house and local church. The county town of Ipswich is about 7 miles away and offers a wide range of shopping and recreational facilities, as well as mainline rail services to London Liverpool Street taking approximately 65 minutes. The neighbouring market towns of Hadleigh and Needham Market are also within close proximity, both offering a range of amenities including restaurants, schools and shops. There are a number of excellent schools in the area, including Ipswich School and Ipswich High School for Girls. The A14 and A12 are within easy reach and provide access to Bury St Edmunds, Newmarket and Cambridge to the west, and Colchester and London to the south.

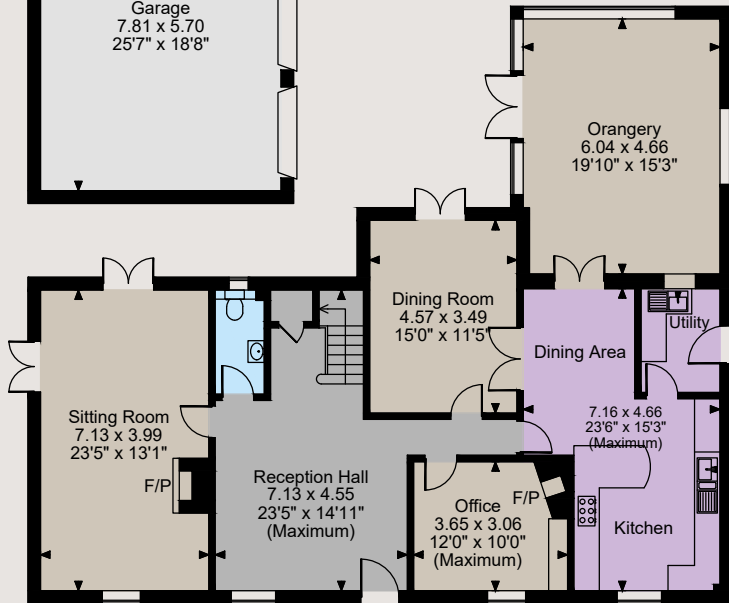




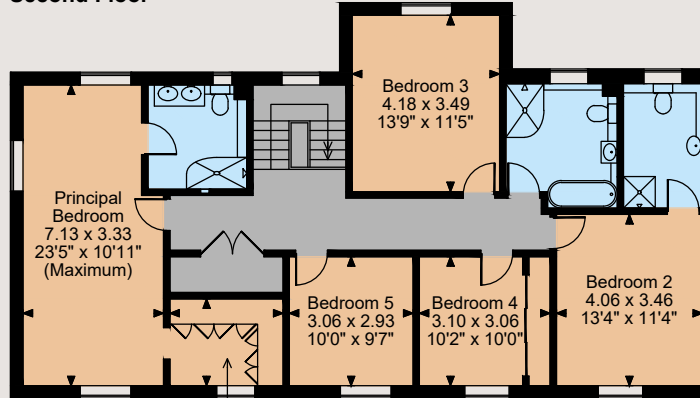
Floorplans
 House internal area 4069 sq ft (378 sq m)
 Garage Internal area 479 sq ft (45 sq m)
 For identification purposes only.



Second Floor



Ground Floor



First Floor

Dressing Room
 2.68 x 2.06
 8'10" x 6'9"

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

Local Authority: Mid Suffolk District Council
Services: Oil fired central heating, mains water and electricity, private drainage which the vendor has confirmed does comply.

Council Tax: Band G

Tenure: Freehold

Guide Price: £995,000

Agents Note

The property is fitted with solar panels to the rear which we understand from the vendor do not supply the house but generate an annual income of around £2,000. Please note there is a footpath that runs along the far southern boundary of the property.

Suffolk

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