



Beecroft  
the Green, Barham, Ipswich, Suffolk



## A stunning contemporary family home set in tranquil gardens and grounds within a rural village location.

Beecroft is a beautifully presented and flexible modern family home offering light, spacious accommodation, with further ancillary accommodation as well as a number of useful outbuildings, with open countryside views and positioned beside the village green.



**2-3  
RECEPTION  
ROOMS**



**6-8  
BEDROOMS**



**6 BATHROOMS**



**OFFICE, GYM &  
GARAGE**



**2.09 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**5,203 SQ FT**



**OFFERS OVER  
£1,250,00**



### The property

Beecroft has been converted by the current owners from two cottages into an impressive, contemporary family home offering well-appointed and light space throughout. Positioned adjacent to the village green in the charming village of Barham, the property offers hugely flexible accommodation arranged over two floors, together with a number of useful outbuildings and further ancillary accommodation. The whole offering a home ideal for multigenerational living or an expanding family, the property is surrounded by far-reaching countryside views.

A useful porch opens into the welcoming reception hall which leads into the main ground floor accommodation. At the heart of the home is the light-filled, dual-aspect kitchen/dining room; fitted with a range of bespoke cabinetry and integrated appliances as well as a central breakfast bar, with the dining area creating an ideal spot for family entertaining with French doors opening to the gardens. The sitting room is fitted with a wood-burning stove and offers ample space for the family to gather. Steps down

from the kitchen lead to a utility room with plenty of storage space and open-pantry shelving, providing further access to a cloakroom as well as the principal bedroom with en suite shower room, walk-in wardrobe as well as access to outside with views across the gardens and beyond. This room could also be used as a further reception room if required.

To the first floor are five bedrooms; two of which benefit from en suites, with one also having an adjacent dressing room. Three further bedrooms offer far-reaching views across open countryside and are serviced by a family bathroom.

### Annexe

Adjoining the main house, there is a spacious, light annexe currently with independent access, comprising a sitting/dining room, adjacent kitchen/breakfast room, a bedroom with an en suite and walk-in wardrobe, utility room and cloakroom. A dividing wall between the main hall of the house, and sitting room in the annexe would allow for a doorway to be reinstated in order to bring the annexe back into the main footprint of the house.









## Outside

Set within tranquil gardens and grounds of over 2 acres, Beecroft is approached via a gravelled driveway which sweeps in front of the property and provides ample space for parking. The property offers an extensive range of outbuildings including a spectacular outdoor kitchen with a bar and seating area as well as electric pergola, creating an ideal spot for entertaining; an office, a gym and a double garage with useful studio accommodation above. Comprising a large sitting/bedroom area and shower room, the space create ideal space for guests to stay or potential income.

The gardens are predominantly laid to lawn and not only offer plenty of space for relaxing or play but are also fully enclosed by fencing. Interspersed with a variety of mature trees, including oak, maple and walnut as well shrubs and hedging the gardens also offer a number of areas of interest including a pond and a paved terrace which runs along the rear of the property, which in turn leads to the outdoor kitchen creating a further ideal setting for al fresco dining and

entertaining.

## Location

The property is in a rural Suffolk location, between Ipswich and the historic town of Needham Market. The villages of Claydon and Great Blakenham offer various everyday amenities including local shops a community centre, pubs and schooling. Needham Market offers a selection of shops and local amenities, including several pubs, cafés and restaurants, a post office and a mainline station.

There are several schools in the area, including a primary and secondary school in Claydon. Ipswich provides easy access to a wide range of further facilities, including an excellent choice of shopping, bars and restaurants, including independents such as Ipswich School. The area is well connected by road, with the A14 providing easy access to Ipswich, while Ipswich mainline station provides additional services to London Liverpool Street.



## Distances

- Barham 1.4 miles
- Claydon 2 miles
- Great Blakenham 3.2 miles
- Ipswich 5.3 miles
- Needham Market 6.3 miles

## Nearby Stations

- Ipswich - mainline
- Needham Market - branch line

## Key Locations

- Helmingham Hall House and Gardens
- Grundisburgh village
- Suffolk Water Park
- Stonham Barns

## Nearby Schools

- Ipswich School
- Barham Primary School







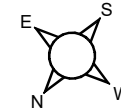












## Floorplans

Main House internal area 3,648 sq ft (339 sq m)  
 Limited Use Area internal area 141 sq ft (13 sq m)  
 Garage internal area 815 sq ft (76 sq m)  
 Outbuildings internal area 599 sq ft (56 sq m)  
 Total internal area 5,203 sq ft (484 sq m)  
 For identification purposes only.

## Directions

IP6 0QG  
 ///what3words ///skin.spends.top

## General

Local Authority: Mid Suffolk District Council

Services: Mains water and electricity services are connected. Private drainage which is a Klargester sewage drainage system. Two external air source heat pumps; 16kW ground-mounted solar panels with two 8kW batteries and surplus energy fed back into the grid. Electric vehicle charging point.

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

Council Tax: Band E

EPC Rating: B

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637547/SS

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

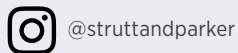
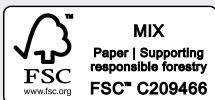
## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

