




London House

Charsfield, Woodbridge, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented detached family home, set in the heart of a popular village with large garden and outbuildings.

London House is a spacious family home, which has been sympathetically extended, offering well-proportioned accommodation throughout, set in delightful gardens with an array of useful outbuildings.



3 RECEPTION ROOMS



5-6 BEDROOMS



2 BATHROOMS



GARAGE WITH OFFICE OVER



ENCLOSED GARDEN



FREEHOLD



RURAL VILLAGE



3,500 SQ FT



GUIDE PRICE £845,000



The property

Positioned within the heart of the popular village of Charsfield, London House is a beautifully presented family home, with delightful period features throughout. Having been sympathetically extended by the current owners, the property offers over 3,000 sq ft of internal accommodation arranged over three floors.

A welcoming entrance hall provides access to the ground floor. To the front of the property is a cosy sitting room with fireplace and woodburning stove, and a light family room. To the rear of the property is the part-vaulted kitchen/breakfast room with bespoke Orwell kitchen, oil-fired Aga and breakfast bar with additional space for informal dining. Adjacent to the kitchen is the impressive garden/dining room. Offering a fully glazed gable end overlooking the garden, and stunning vaulted beams, the room has created a fabulous space in which to entertain or for the family to gather. Completing the ground floor is a study/bedroom with utility room beside and shower room. Together these rooms also have the potential

to create a separate annexe or guest suite, ideal for multi-generational living. A cellar accessed from the entrance hall offers useful storage.

To the first floor there are 5 double bedrooms, with most offering views over the field to the front of the property. A family bathroom completes the first floor.

Outside

The driveway is found to the side of the property allowing for ample parking. Access is provided to the garage, offering a workshop space to the rear and an undercover car port area to the side. Above the garage is space currently used as a home office and store. The walled gardens are fully enclosed with fencing to the rear boundary, and predominantly laid to lawn, interspersed with a number of mature trees and shrubs. A large terrace to the rear of the property creates an ideal spot for al fresco dining and entertaining whilst a further outbuilding also offers ideal garden storage.



Location

The small village of Charsfield benefits from a church, primary school and large recreational ground with tennis courts and children's play area. The nearby market towns of Framlingham and Wickham Market (6 and 3 miles respectively) both offer an array of local amenities, whilst the thriving riverside town of Woodbridge offers excellent amenities including a wide range of independent and High Street shops, banks, public houses, restaurants and leisure facilities. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell and Alde together with golf courses at Ufford, Ipswich and Aldeburgh. Communications links are excellent: the nearby A12 offers easy access to the A14, Ipswich and Suffolk Heritage Coast and regular branch line train services run from Campsea Ashe and Woodbridge stations to London Liverpool Street via Ipswich.

The area also offers excellent schooling in both state primary and secondary schooling as well as a range of noted independent schools.



Distances

- Wickham Market 3.2 miles
- Framlingham 5.9 miles
- Woodbridge - 6.3 miles
- Ipswich 10.8 miles

Nearby Stations

- Wickham Market - branch line
- Woodbridge - branch line
- Ipswich - mainline

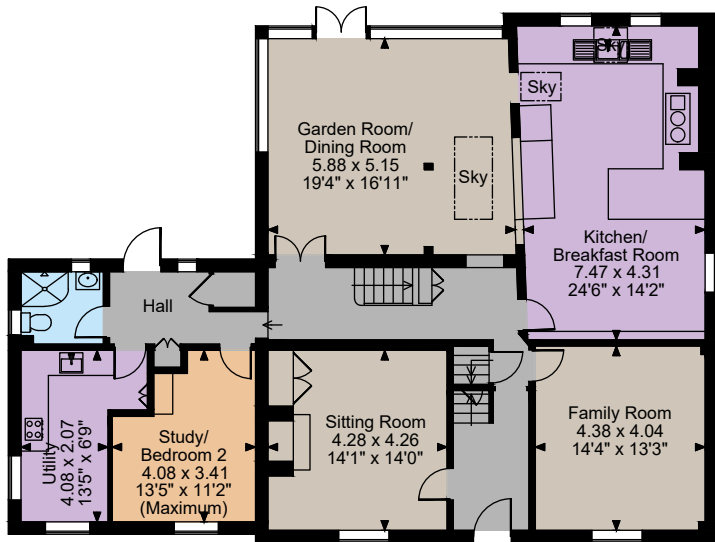
Key Locations

- Riverside town of Woodbridge
- Framlingham Castle
- Millsons at Kesgrave
- Grundisburgh village

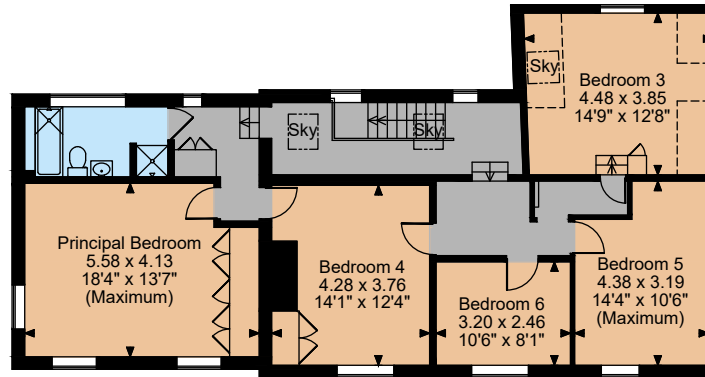
Nearby Schools

- Charsfield C of E Primary School
- Farlingaye High School
- Woodbridge School
- Framlingham College and Prep
- Thomas Mills High School & Sixth Form
- Ipswich High School

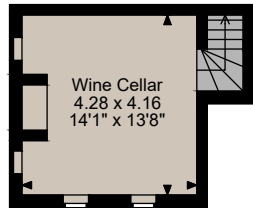




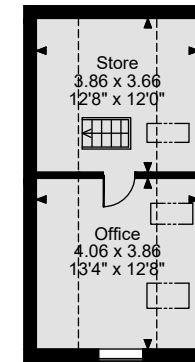
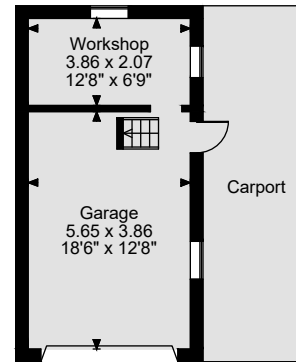
Ground Floor



First Floor



Cellar



Floor Above Garage

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8640620/SS



Floorplans

House internal area 3,015 sq ft (280 sq m)
 Garage building internal area 485 sq ft (45 sq m)
 Total internal area 3,500 sq ft (325 sq m)
 For identification purposes only.

Directions

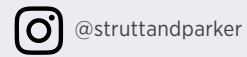
IP13 7PY
 ///what3words ///wool.teams.cooked

General

Local Authority: East Suffolk Council
Services: Oil-fired central heating. All other mains services are connected.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F
EPC Rating: E

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 March 2025. Particulars prepared March 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.

