



Delightful house with established gardens

The Chestnuts, Barham, Nr Ipswich, Suffolk IP6 0PB

4 bedrooms, 2 bath/shower rooms • 2 reception rooms & large conservatory • home office & study • double garage • heated swimming pool, hot tub • extensive gardens & orchard

Local information

The Chestnuts is a superbly presented house set back from the road with established gardens. The small village of Barham has a pub and offers easy access to the A14 and neighbours the larger village of Claydon which has day to day shopping facilities including a small super market, post office/stores, high school, hair dressers, travel agent, bakery, pharmacy, doctors surgery, two public house and regular bus services. A wider range of shopping, educational and recreational facilities are available in the county town of Ipswich from where the commuter can take advantage of the train service to London's Liverpool Street Station with a travelling time of approximately 65 minutes. The region's main dual carriageways (A14/A12) which link to London's M25 and Stanstead airport (via the A120) as well as Cambridge and the Midlands are both easily accessed with their main intersection just beyond the nearby village of Copdock.

About this property

The property dates back to 1987 and is built of red brick under a tiled roof with double glazed windows. The accommodation is well laid out with an entrance hall opening through to the excellent sitting room with fireplace, tiled flooring and doors out to the gardens. There is a dining room neighbouring the well-fitted kitchen which has a comprehensive range of base and wall mounted units with granite work tops, matching

island/breakfast bar and modern in-built appliances including an instant boiling tap. An archway from the kitchen leads through to the utility and further to the large conservatory which has outlooks over the gardens. To the front of the house is a study which has been extended through to a self-contained professional services office, with door and entrance to outside. The first floor has four bedrooms and two modern bath/shower rooms.

OUTSIDE

The house has an impressive entrance with decorative brick pillars and low walls opening into a wide block paved drive with parking bay to one side and leading to the double garage. The gardens continue mainly to the back of the house where there is a terrace with water feature, summer house and a wooded area with a small ornamental pond, numerous established trees and this backs onto a field to the rear. To the side of the house is a heated swimming pool with electric cover and hot tub and further terrace seating areas. A block paved path lead to some store sheds located to the rear of the double garage.

Services: Mains electricity, water and drainage. Oil fired central heating.

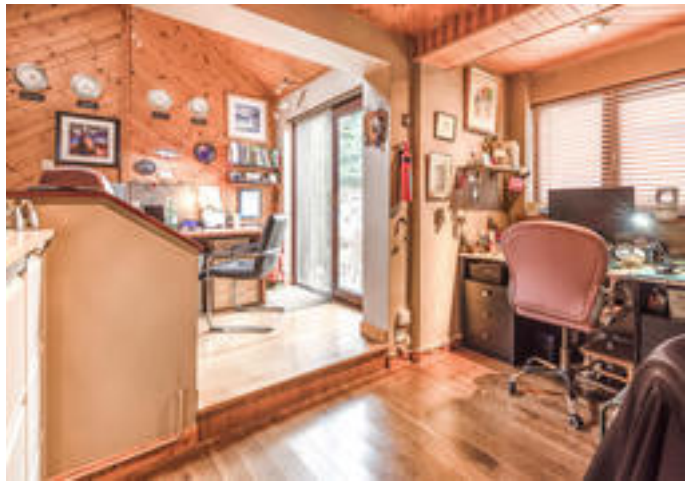
Local Authority

Council Tax band F

Viewing

Strictly by appointment with Savills



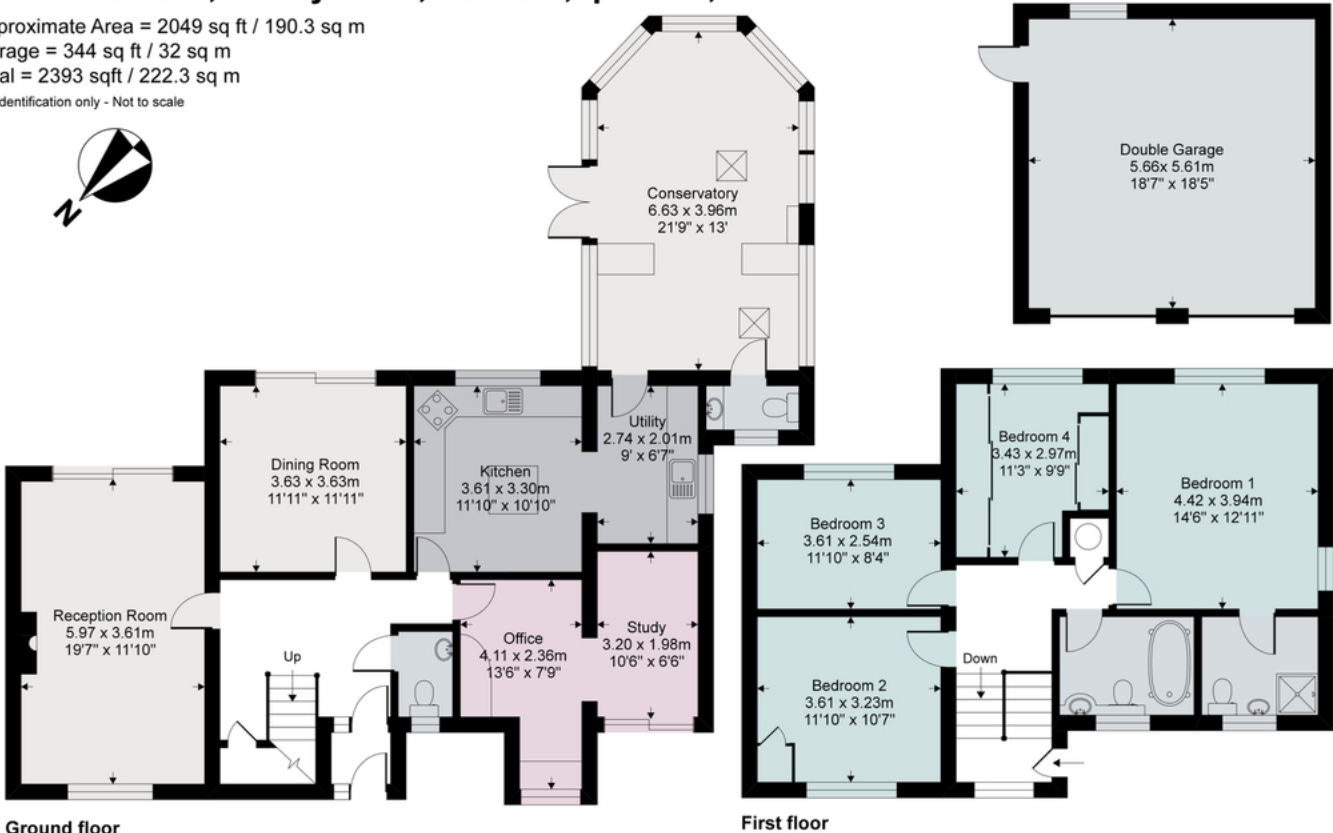


The Chestnuts, Sandy Lane, Barham, Ipswich, IP6 0PB

Approximate Area = 2049 sq ft / 190.3 sq m
Garage = 344 sq ft / 32 sq m
Total = 2393 sqft / 222.3 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 623822

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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