



Exceptional 14th century house set on the village edge

Choppins Hall, Crowfield Road, Coddendam, Ipswich, IP6 9PX

Freehold





5 bedrooms & dressing room • 4 bath/shower rooms • 4 reception rooms • kitchen/breakfast room • utility, cloakroom & cellar • medieval barn & garaging • detached studio/annexe & orangery • about 4.2 acres

Local information

Distances:
Ipswich 9 miles, London's Liverpool Street Station from 75 minutes, Bury St Edmunds 23.5 miles (All mileages and times are approximate)

Situated in a superb position in the heart of unspoilt undulating mid-Suffolk countryside, Choppins Hall is just outside the attractive village of Coddenham.

The market town of Needham Market lies approximately four miles to the south west with the scenic Suffolk heritage coast providing an abundance of recreation facilities including sailing and fishing on the estuaries of the Deben, Orwell, Stour and Alde.

The house is ideally placed for schools with Ipswich School, Ipswich High School, Orwell Park & Framlingham Collage all within reach.

The property is well served by the A14 Ipswich to Cambridge road, the A12 to London the A140 to Norwich and Ipswich has a main line railway station providing fast access to London Liverpool Street Station with a travel time of approximately 65 minutes.

About this property

Choppins Hall formally known as Thedwards, is an outstanding period property reputedly dating from the late 14th century. Listed Grade I it is considered to be the

most complete example of a property with a raised aisled hall with two cross wings in Suffolk.

The house is of traditional brick and timber frame construction under a peg tiled roof and displays a wealth of features characteristic of its kind, particularly exposed beams and oak framed and mullion windows. The property has been thoroughly & expertly refurbished to a high standard by the present owners.

Outside there is a very large traditional Suffolk barn that has also been carefully refurbished. The barn is Listed Grade II, with great potential to be put to a variety of uses, a good double garage suitable for four cars and several outbuildings including stables.

The house is situated in a central position surrounded by its own mature gardens to the east and south with many wonderful mature trees.

The property has recently been completely & sympathetically refurbished with real expertise and understanding of these wonderful period buildings. The house now offers comfortable, stylish accommodation over two floors whilst retaining a wealth of period features. Internally the house has some of the most impressive exposed beams & studwork, open fireplaces, high ceilings & exposed wooden



floors. The current owners have blended the incredibly special period character of the building with modern comfort remarkably well.

Outside

Choppins Hall is approached over a tree lined drive leading to a cobbled parking sweep to the southern aspect of the house enclosed by red brick walls. Joining the parking sweep is a garage constructed from brick and flint under pitched pan tiled roofs with concrete floor. To the west of the property lies an excellent range of outbuildings some of which have been converted to form an orangery, a studio / games room and a shower room. This building is remarkably flexible and could be used as an annexe to the main house as well as an ideal detached home office if working from home was a requirement.

These buildings enclose a wonderful mature garden with well stocked raised beds. Beyond, the grounds lead to a tremendous orchard and further sweeping grounds surround the house with wildflower meadows and fine views across the valley.

Services

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

Directions

From Ipswich or Bury St Edmunds take the A14 and turn off at the junction with the A140 signposted to Norwich. Continue on this road for about half a mile turning right towards Coddendam on the B1078. Upon reaching the village after 2 miles, bear left towards Pettaugh. After 0.3 miles the road forks, bear left

and continue for about 0.55 miles. The road bends sharply to the right and the drive of Choppins Hall will be found immediately on the right.

Tenure

Freehold

Local Authority

Mid-Suffolk District Council

Viewing

Strictly by appointment with Savills





Choppins Hall, Crowfield Road, Coddendam, Ipswich, IP6 9PX

Approximate Area = 4784 sq ft / 444.4 sq m (includes garage)

Limited Use Area(s) = 100 sq ft / 9.2 sq m

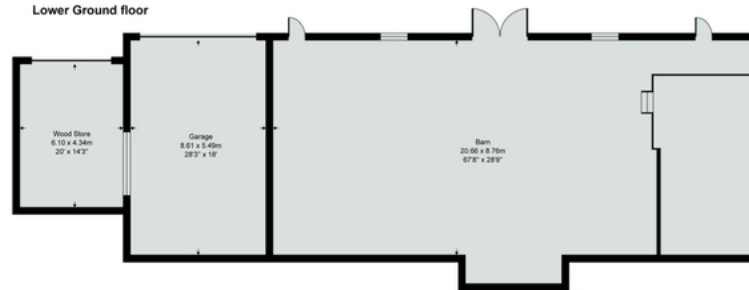
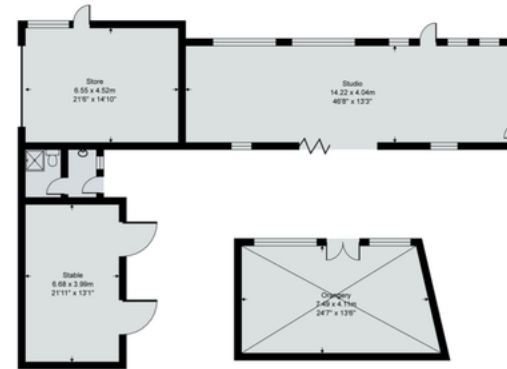
Outbuildings = 4137 sq ft / 384.3 sq m

Total = 9021 sq ft / 838 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Savills (UK) Limited. REF: 750421

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