



Secluded & substantial country house

Charity Hall, Bedfield, Woodbridge, Suffolk IP13 7HJ

Freehold





6 bedrooms • 6 bath/shower rooms • 4 reception rooms
• indoor swimming pool, gym, snooker room • hard
tennis court • garaging • gardens • about 2.5 acres

Local information

Charity Hall is nestled in beautiful open countryside on the edge of the village of Bedfield. The area benefits from wonderful walking and horse riding opportunities. The market towns of Eye, Debenham and Framlingham are all within a 7 mile drive of Charity Hall and have a range of shopping, recreational and educational facilities. Diss is approximately 12 miles away and has mainline rail services to London Liverpool Street taking about 95 minutes.

About this property

Charity Hall is an impressive modern country house offering light and spacious accommodation with views over the gardens and surrounding countryside. The principal reception rooms are interconnected and benefit from a wired home entertainment system. The kitchen is well-equipped with a range of wooden wall and base units with granite work surfaces, a central island unit and a good number of integrated appliances. The leisure complex is accessed from the hallway and comprises a gym with mirrored wall, sauna and pool room with 40ft x 16ft heated swimming pool with underwater lighting, wet room and two changing rooms. On the first floor of the leisure complex is a wonderful snooker room with bar area and balcony overlooking the gardens. On the first floor is the main bedroom suite with dressing area, en-suite bathroom

and large balcony with outstanding views over the gardens. There are four further bedrooms, two with en-suite bathrooms, and the family bathroom.

Outside Charity Hall is approach via double electric gates leading to a large parking area with space for several cars. From here, access is given to the double garage. A large terrace with attractive water feature is to the rear of the house and accessed from the reception rooms and the gym. The gardens are well maintained and are predominantly laid to lawn with a number of mature trees and shrubs. A shrub lined path leads to the hard tennis court and a large summerhouse with a hot tub to the rear. A separate gated driveway leads to a large timber framed tractor store. To the side of the tractor store is an area of apple, plum and pear trees. A moat bounds the gardens on two sides and there is also a large pond with reed beds.

Services
Mains water & electricity. Private drainage. Propane gas.

Tenure
Freehold

Local Authority
Mid Suffolk District Council

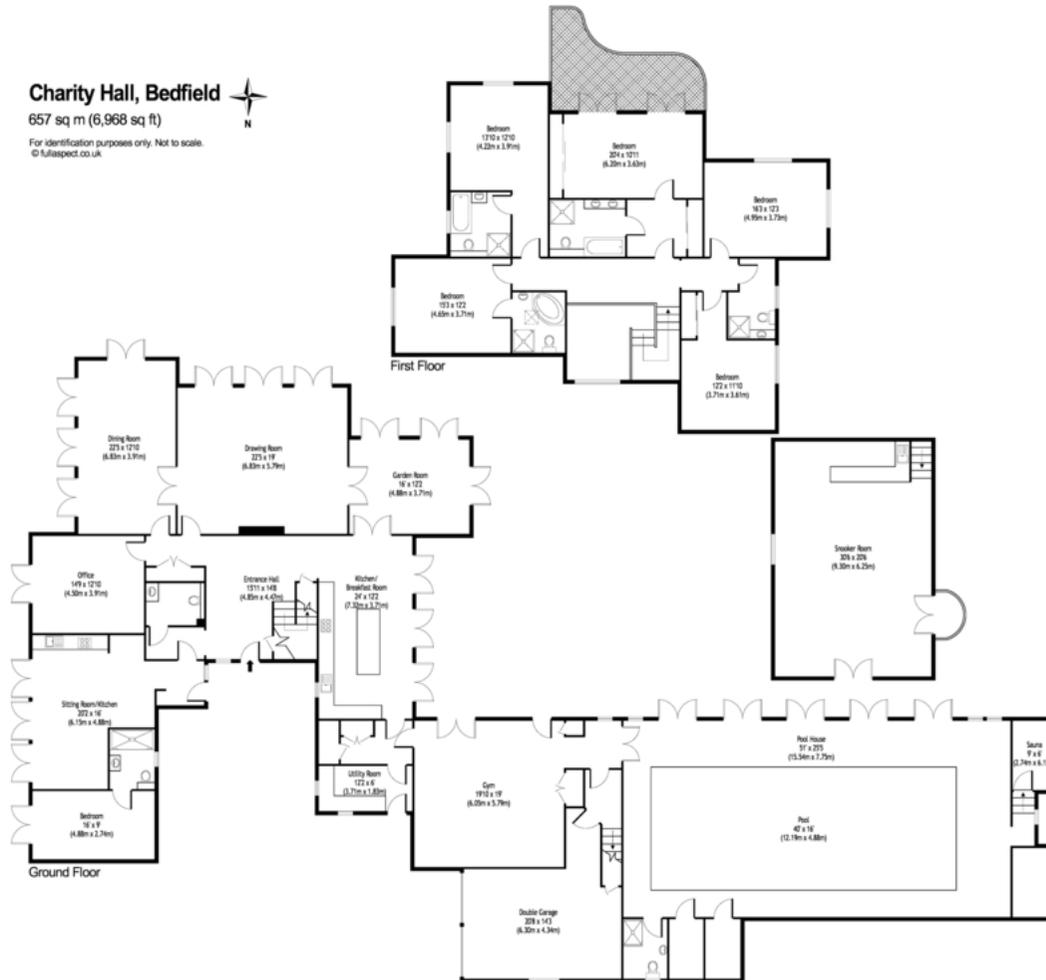
Viewing
Strictly by appointment with Savills







Charity Hall, Bedfield
657 sq m (6,968 sq ft)
For identification purposes only. Not to scale.
© J.S. Aspects.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02020110 Job ID: 146251 User initials: THO