



Immaculately presented house set in beautiful gardens

The Laurels, Badley, Suffolk IP6 8RJ

Freehold



Five double bedrooms • five bath/shower rooms (four en suite) • five reception rooms • kitchen/breakfast room • swimming pool and extensive pool house • triple garage • annexe/home office • in all about 1.25 acres

Local information

The Laurels is ideally situated on the edge of the Suffolk town of Needham Market in the village of Badley. The town retains its country town facilities and includes full community services, schools, recreational walks along the Gipping Valley where Needham Market is located and a variety of shops to meet everyday needs. The town also has The East Anglia main line railway through the town, with Needham Market railway station providing trains to Ipswich, Cambridge and Peterborough. Stowmarket and Ipswich have more comprehensive shopping, recreational and educational facilities. The A14 trunk road provides road links to Colchester, Cambridge and London.

About this property

The Laurels is a particularly impressive and spacious house of over 6500 sq ft set up a sweeping drive that passes through electric gates positioned well back from the road in a wonderful mature and private setting. The house has been meticulously extended and remodeled by our clients to create something remarkably special. The accommodation flows well with a central galleried hall and landing with full height glazing, an exceptionally spacious sitting room measuring 8.36m x 6.10m. The sitting room benefits from a gas fire focal point and a triple aspect, with views over the beautiful garden. The bespoke kitchen / breakfast room is a particular feature of the house & has been cleverly

designed with a granite work surface and central island all opening out via French windows to the gardens, swimming pool and extensive pool house.

The five bedrooms on the first floor are all remarkably spacious, light and bright and benefit from five bath/shower rooms. The shower rooms have all been recently renovated to an exceptionally high standard and with great flair.

The gardens surround the house creating a wonderful private setting with numerous fine mature trees, shrubs and shaped borders, all immaculately cared for. The swimming pool and substantial pool house are a particular feature having been constructed by the current owners. The pool house is spacious with a central sitting room /entertainment room opening out via bi-fold doors to the terrace overlooking the pool. To one side lies a kitchen, WC and shower room making the pool house ideal for use as an entertaining space or as an annexe to the main house.

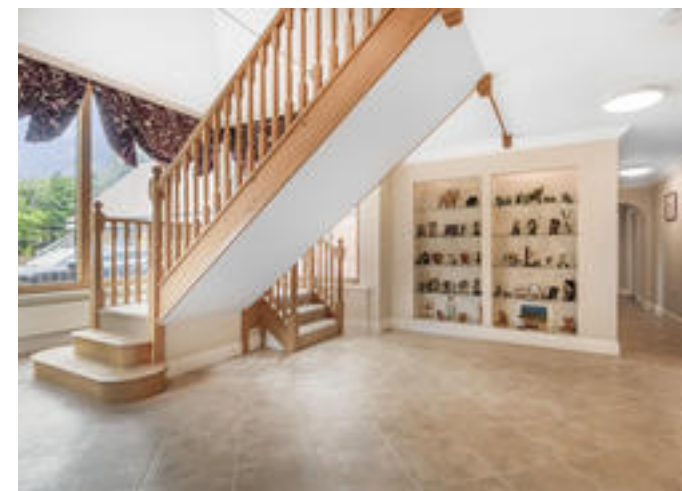
The sweeping driveway culminates in a wide parking sweep fronting the triple garage which has an annexe above which would be ideal as a home office.

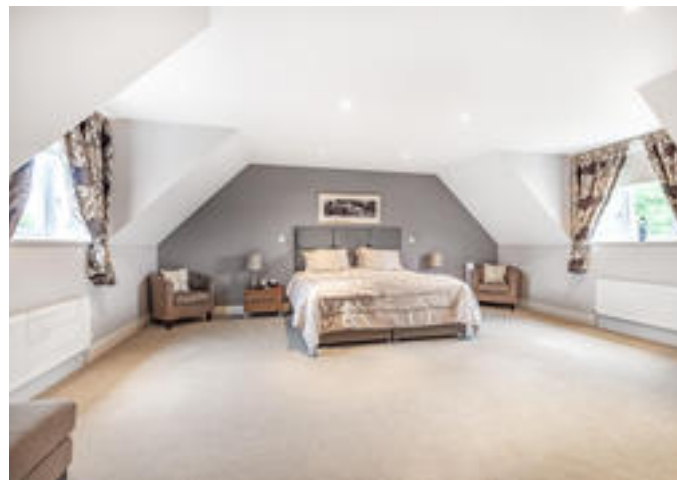
Tenure

Freehold

Local Authority

Mid Suffolk District Council





The Laurels, Badley, Suffolk IP6 8RJ
Gross internal area (approx) 5476 Sq ft
Outbuildings 936 Sq ft
Total 6749 Sq ft

Peter Ogilvie
Savills Suffolk
 01473 234 800
 ipswich@savills.com



savills

savills.co.uk

The Laurels, Badley, Ipswich, IP6 8RJ

Approximate Area = 5476 sq ft / 508.7 sq m (includes garage and excludes void / store)
 Limited Use Area(s) = 337 sq ft / 31.3 sq m
 Outbuilding = 936 sq ft / 87 sq m
 Total = 6749 sq ft / 627 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 740444

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. 12027051 Job ID: 152304 User initials: AM

