



Stunning location with views over the Fynn Valley

Colts Meadow, Hill Farm Road, Playford, Ipswich, IP6 9DT

Freehold



4 bedrooms (including annexe) • 3 bath/shower rooms
• 2 reception rooms & garden room • kitchen/breakfast
room & utility • mature gardens • double garage &
outbuilding • about 1 acre

Local information

The much favoured village of Playford is located between Ipswich, Suffolk's county town, and Woodbridge a popular market town of considerable character with an excellent array of specialist independent shops, restaurants, schools, swimming pool, cinema and library as well as a railway station to London Liverpool Street Station. Ipswich has a more comprehensive range of shopping amenities, schools and a mainline railway service to London Liverpool Street Station taking from 64 minutes. The property is conveniently located for the A12 and A14 trunk roads giving access to London and the M25 as well as The Midlands and the national motorway network. The surrounding area provides the opportunity to participate in major sports with golf courses at Woodbridge, Aldeburgh, Ipswich, Thorpeness and Melton. Fishing, sailing and other water sports are popular on the nearby Suffolk Heritage Coastline, particularly on the estuaries of the Deben, Alde and Orwell.

About this property

Colts Meadow is a substantial property built of brick with double glazed windows, under a tiled roof. The house has undergone a thorough refurbishment by the current owners & is now very well presented throughout. The well proportioned rooms are light and airy and have stunning outlooks over the attractive gardens and surrounding countryside. The sitting room benefits from a double aspect with sliding doors

giving access to the delightful garden room. The inner hall leads through to the spacious dining room and open plan kitchen/breakfast room, perfect for everyday living and entertaining. The kitchen has matching base and wall mounted units, as well as modern appliances. The utility room offers further storage along with space for a washing machine and dryer. Three bedrooms lie upstairs along with a family bathroom and an en suite shower room to the principal bedroom. The fourth bedroom is ideally positioned as a guest room/annexe providing a further shower room and kitchen/sitting room.

Outside

The property is approached up a private drive, which leads to the front of the house and the double garages to one side. The side and rear gardens are laid to lawn and are planted with established trees providing a high degree of privacy and seclusion. There is an additional area of land over the road which provides wonderful views over the Fynn Valley, a wildlife pond and tremendous outbuilding with a decked terrace overlooking the stunning view.

Services

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

Tenure

Freehold

Local Authority

East Suffolk DC





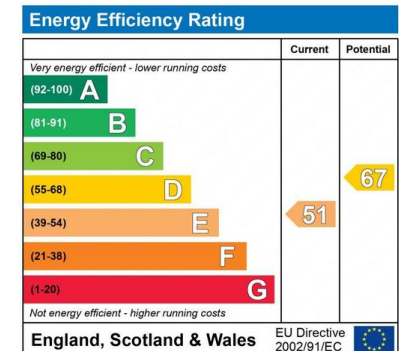
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Approximate Area = 2822 sq ft / 262.2 sq m (includes garage)

Outbuilding = 135 sq ft / 12.5 sq m

Total = 2957 sq ft / 274.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Savills (UK) Limited. REF: 773781

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