



## Excellent bungalow and annexe with stunning garden

**Upper Birches, Chattisham, Ipswich, Suffolk IP8 3QG**

Guide price £1,150,000





4/5 bedrooms • 2 bathrooms • sitting room, study, family/dining room/bed 5 • conservatory, countryside views • 2 bedroom detached annexe • studio barn & greenhouses • established gardens • about 1.27 acres

#### Local information

Upper Birches occupies a wonderful, rural position, surrounded by fields, on the edge of Chattisham, a delightful, small rural village about a mile from Hintlesham. The village of Hintlesham has a primary school, a farm shop, a popular public house and hotel with golf and spa facilities. Ipswich, the county town of Suffolk has a wider range of shops, restaurants, bars and cafés. There are various theatres, galleries and museums. A main line railway station offers direct trains to London Liverpool Street from 68 minutes.

Local sporting facilities are excellent: Ipswich has numerous clubs including golf, rugby, tennis, squash and rowing. There is superb sailing on the River Orwell. Education provisions are fantastic in both the state and independent sectors. Chattisham and Hintlesham share a primary school and there are well regarded independent schools including St Joseph's and Ipswich School.

#### About this property

Upper Birches is an excellent bungalow, set back from the lane, with an annexe, garden studio/ barn, delightful gardens and field views.

The principal building comprises well proportioned and light filled rooms on one floor, including a spacious and well equipped kitchen/breakfast room, a charming sitting room with a wood burning stove, a useful study, conservatory, family/dining

room and four bedroom. The accommodation is laid out in such a way that rooms can easily be utilised as either bedrooms or reception rooms. The building can also be divided into a main property with an adjoining annexe.

Within the grounds of Upper Birches are a number of outbuildings including a generous studio barn and the detached annexe. This modern annexe has an open plan kitchen/ reception room, two double bedrooms and two bathrooms. The EPC rating for the annex is B (89).

The gardens are incredibly beautiful and home to a variety of flora and fauna. The grounds total about 1.27 acres and there are areas of lawn, mature trees, herbaceous borders and two wonderful ponds. There are three entrances from the lane to Upper Birches, to the main bungalow, the annexe, (providing ample parking) and the gardens/studio barn.

#### Local Authority

Babergh District Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

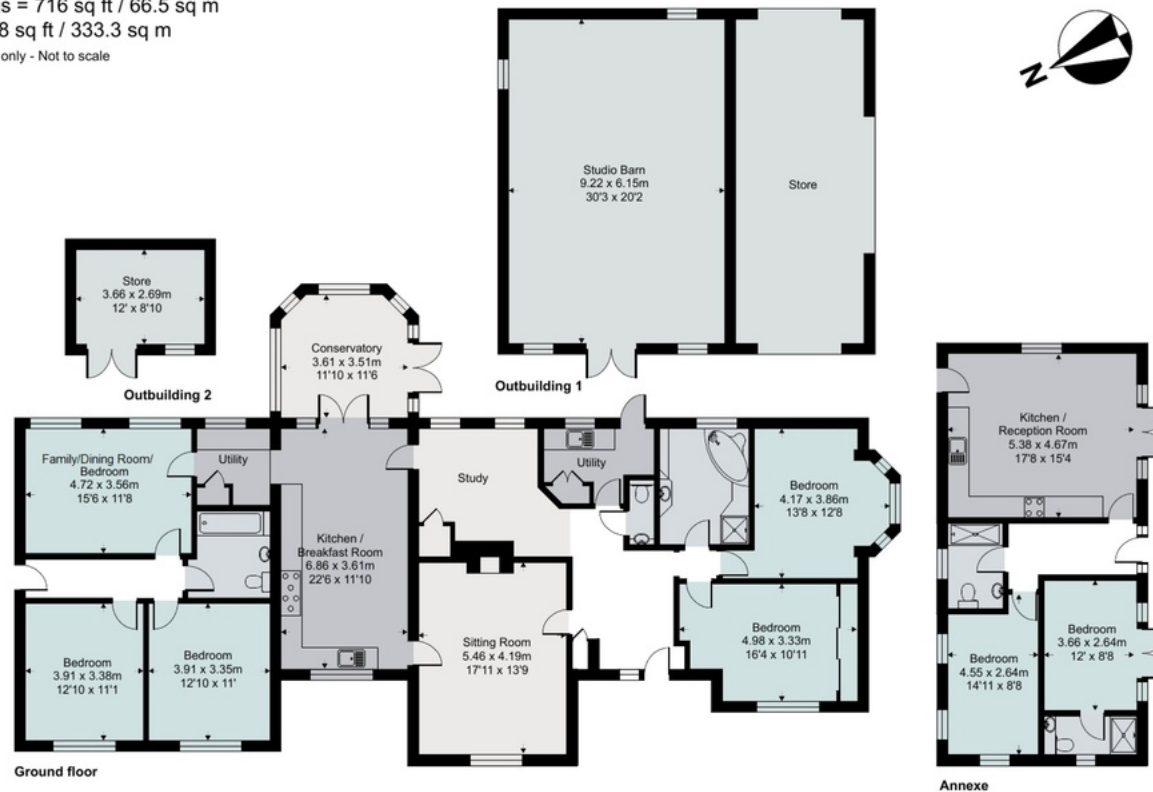








## Upper Birches, Chattisham, Ipswich, IP8 3QG

Approximate Area = 2211 sq ft / 205.4 sq m  
Annexe = 661 sq ft / 61.4 sq m  
Outbuildings = 716 sq ft / 66.5 sq m  
Total = 3588 sq ft / 333.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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: 856898

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