



## Flint Rise



Huntingfield  
Estates  
FRAMLINGHAM

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## Flint Rise

Hacheston | Woodbridge | Suffolk

**GUIDE PRICE: £695,000**

**A tastefully designed spacious family home that embodies a blend of comfort and luxury whilst offering a well thought out floor plan maximising all available space.**

Hacheston is a popular pretty village, very well located between Woodbridge and Framlingham, with Wickham Market close by, all having excellent amenities, shops and supermarkets. Hacheston has a modern village hall, a well equipped enclosed children's playground, along with surrounding playing fields. The village benefits from a generously stocked shop and garden centre, with cafe. The local railway station at Campsea Ashe provides direct access to Ipswich, with mainline links to London, Norwich, Cambridge and Peterborough. There is a bookable 'Katch' local bus service available. Hacheston is conveniently situated for a wide selection of schools and colleges. The coastal town of Aldeburgh, the internationally renowned Snape Maltings Concert Hall and the 12<sup>th</sup> Century Framlingham Castle are all within easy reach. The surrounding area is very well served with sports facilities, golf courses, sailing, beautiful country and heritage coast walks, along with a full and varied selection of clubs and societies.





## INTERIOR

A pretty lead canopy trellised porch leads into a spacious marble floor Entrance Hall with a shelved store cupboard, ideal for boots and shoes. Off the Entrance Hall there is a Cloakroom with WC, a good-sized vanity unit and wash basin. A light and airy study / snug / bedroom 6, with oak flooring, is located to the front of the property on the ground floor with dual aspect windows. The very spacious Sitting Room with oak flooring, has dual aspect windows, with French doors leading out the rear south facing garden. The Dining room, also with oak flooring, can be accessed from both the Entrance Hall and Kitchen / Breakfast Room and has French doors leading to the rear garden. The Large Kitchen / Breakfast Room has a marble underheated floor, double aspect windows and rear door leading to the south garden. The Kitchen / Breakfast Room has a comprehensive range of painted wall and base units, along with a recessed range cooker and ceramic sink. Upstairs, there is a spacious Landing Area with a slatted shelved airing cupboard. The Principal Bedroom has windows overlooking the front garden and open fields, a separate walk-in dressing room with Velux roof window, generous built-in hanging / shelved wardrobes, along with ample floor space for a dressing table and drawer units. There is a 4 piece ensuite comprising bath, large shower enclosure, WC, a vanity unit with wash hand basin and heated ladder towel rail. There is a further large double bedroom overlooking the front garden and open fields with built-in cupboards and ensuite shower room, plus two

further good-sized double bedrooms with built-in cupboards and a further single bedroom. The family bathroom has a large shower enclosure, built in vanity units along one wall with semi-recessed basin, WC and heated ladder towel rail. The accommodation of this beautiful property must be seen to be fully appreciated, along with the surrounding location and views.

## EXTERIOR

This handsome house is approached via a shingle driveaway with ample parking space. To the left of the driveaway there is an attractive front garden with well-established trees and shrubs. The double garage has an excellent boarded loft storage facility, with the potential for conversion to a studio annexe. To the right of the driveway there is a separate hard standing area suitable for a car, boat, or motorhome. There is a gate off the driveway leading to the rear garden. The rear garden is south facing, with extensive terraced seating areas and a plethora of trees and shrubs. The rear garden has a good size ship lapped garden store and a rear picket gate provides a view towards open fields.





## PROPERTY INFORMATION

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

**TAX BAND:** F

**EPC:** TBC

**POSTCODE:** IP13 0DR

**SERVICES** Gas fired central heating, Private treatment plant, mains water and electricity.

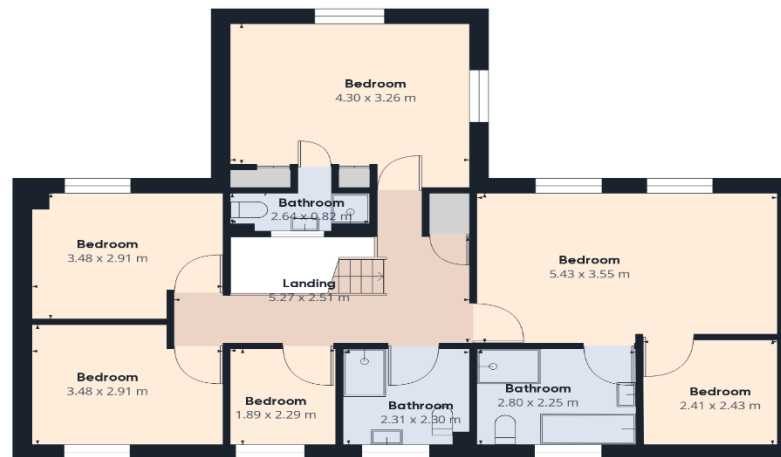
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

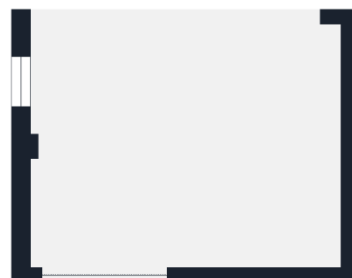




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

222.48 m<sup>2</sup>

Reduced headroom

0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

**Huntingfield Estates**

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