

A spacious five-bedroom detached house with integral double garage, standing in a pleasant location within the village of Hacheston, between Framlingham and Wickham Market.

Guide Price
£575,000 Freehold
Ref: P7207/B

Fieldgate House
The Street
Hacheston
Woodbridge
Suffolk IP13 0DR



Spacious reception hall, triple aspect sitting room, snug, study, kitchen/dining room, utility room and cloakroom.

Principal bedroom with en-suite shower room, bedroom two with en-suite shower room, three further bedrooms and family bathroom.

Off-road parking, double garage and landscaped rear garden.

Contact Us



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Location

Fieldgate House is located in the popular and accessible village of Hacheston, almost equidistant between the market centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities as well as primary schools, with Framlingham also having a secondary school, Thomas Mills High School, and Framlingham College. Hacheston is a hub of activity with its new village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, The White Horse; Easton Farm Park; a bowls club and cricket club. The Heritage Coast is within about 10 miles with the popular centres including Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the County Town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street Station.

Description

Fieldgate House is a detached five-bedroom property with brick and part weatherboard elevations under a tiled roof. It was constructed in 2012 and has been well maintained by the current vendors during their tenure. The property benefits from UPVC double-glazed windows and a gas-fired central heating system. Internally, the property offers spacious accommodation — particularly on the first floor. On the ground floor the accommodation comprises a reception hall, sitting room, snug, kitchen/dining room, utility room, cloakroom, study and the integral double garage. On the first floor is a spacious principal bedroom with en-suite shower room, along with four further bedrooms, an additional en-suite shower room and family bathroom. Externally, there is off-road parking and an attractive landscaped garden.



The Accommodation

The House

Ground Floor

A partially glazed front door provides access to the

Reception Hall

A larger reception area with south facing window and stairs to the first floor landing with under stairs cupboard. Radiator. Carpet floor covering. Further built-in cloak cupboard with hanging rails. Doors lead to the integral garage, study, cloakroom, kitchen/dining room, snug and sitting room.

Snug 10'3 x 10' (3.12m x 3.05m)

A perfect playroom or formal dining room if required. East facing window overlooking the patio and garden. Carpet floor covering. Radiator. A door opens to the

Kitchen/Dining Room 17'1 x 13'8 (5.21m x 4.17m)

North and east facing windows as well as east facing Velux windows. South facing French doors opening to the patio and garden. Fitted with a stylish range of high and low level wall units with display cupboards. Roll edge work surface with one and half bowl stainless steel sink with drainer and mixer taps above. Integrated wine fridge and dishwasher. Electric range cooker with five ring gas hob above and extractor fan. Recessed spot lighting. Radiator. Door returning to the reception hall and further door to the





Utility Room

High and low level wall units. Space and plumbing for a washing machine, tumble drier and water softener. Roll edge work surface with stainless steel sink, drainer and mixer taps above. Radiator. North facing glazed door to the exterior.

Sitting Room 17'8 x 13' (5.38m x 3.96m)

A spacious triple aspect room with south and west facing windows and east facing French doors opening to the rear patio and garden. Inglenook fireplace with oak bressumer beam above which is home to a multi-fuel stove on a tiled hearth. Carpet floor coverings. Radiator. Wall light points.





Cloakroom

WC, hand wash basin with cupboard below. Radiator. Recessed spotlighting. North facing window with obscured glazing.

Study 10'10' x 7'4 (3.30m x 2.24m)

North facing window. Radiator. Carpet floor covering.

From the reception hall the stairs lead up to the

First Floor

Landing

West facing window with built-in airing cupboard with modern hot water cylinder and slatted shelf. Doors lead off to the five bedrooms and bathroom.



Bedroom One 17'5 x 15'2 (5.31m x 4.62m)

A vast double bedroom with west facing window to the front of the property and south facing dormer window and Velux window to the south with views over the adjacent meadow towards the church. Carpet floor covering. Radiator. A door opens to the



En-Suite Shower Room

Re-fitted in recent years with a stylish suite comprising large shower unit, hand wash basin with shelves and cupboards. Ladder style chrome towel radiator. North facing Velux window. Part tiled walls. Shaver point. Recessed spotlighting.



Bedroom Two 10' x 10' (3.05m x 3.05m)

A double bedroom with east facing window with views over the rear garden. Radiator. Carpet floor covering. A door leads to the

En Suite Shower Room

Comprising shower unit, WC and hand wash basin with cupboard below. Shaver point. Chrome towel radiator. Recessed spotlighting. South facing windows with obscured glazing.

Bedroom Three 10' x 9'11 (3.05m x 3.02m)

A double bedroom with east facing window overlooking the rear garden. Radiator. Carpet floor covering.

Bedroom Four 10'8 x 8'5 (3.25m x 2.57m)

A double bedroom with east facing window. Radiator. Carpet floor covering.



Bathroom

Re-fitted in recent years and comprising bath, shower, WC and hand wash basin with cupboard and shelves. Recessed spotlighting. Chrome ladder style towel radiator. Shaver point. North facing window with obscured glazing.

Bedroom Five 9'9 x 7'4 (2.97m x 2.24m)

A spacious single bedroom with west facing window to the front of the property. Radiator. Carpet floor covering.

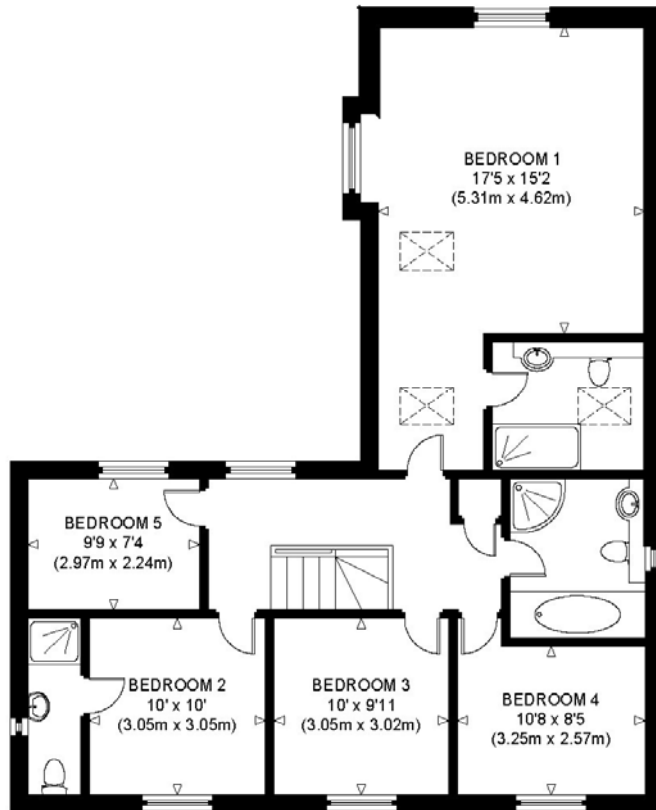
Outside

The property is approached from the road via two five bar gates that leads to a shingle driveway and off road parking for at least three vehicles. Adjacent to this is a shingle patio area with raised beds. It is fully enclosed by hedging and fencing. The parking area leads to the integral double garage that has two double doors to the front. Internally it measures 18' x 17"4 (5.49m x 5.28m) and power is connected. It is also home to the wall mounted gas fired boiler and has a personnel door to the reception hall.

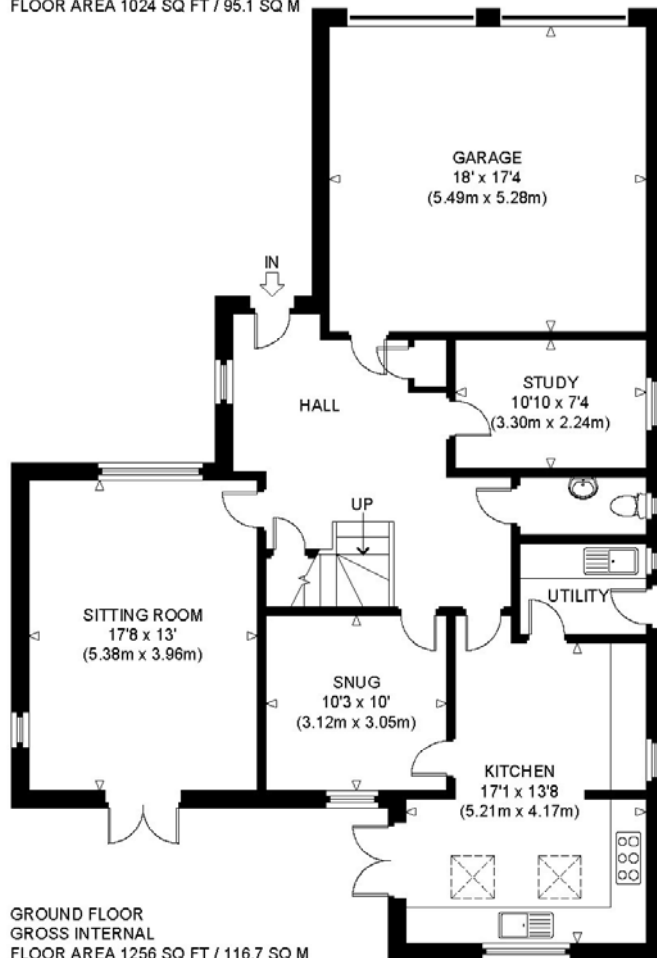
Pathways and gates on either side of the house provide access to the rear garden. This has been landscaped and is fully enclosed by fencing. A lawn is interspersed by a shingle path and immediately abutting the house itself is a sandstone patio. There are attractive evergreen beds, as well as a gravelled seating area with pergola above which is ideal for alfresco drinks and dining. To the north of Fieldgate House is another dwelling, and to the east and south is a copse. In all, the grounds extend to 0.14 acres.







FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1024 SQ FT / 95.1 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1256 SQ FT / 116.7 SQ M

FIELD GATE HOUSE, HACHESTON
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2280 SQ FT / 211.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and gas. Modern private drainage system. Gas-fired central heating system.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band F; £3,008.99 payable per annum 2024/2025.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating B (full report available from the agent).

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Planning permission has been granted, under reference DC/22/0904/FUL, on the land adjacent to Fieldgate House, for the erection of a two-bedroom single-storey dwelling. Further details can be found on the East Suffolk planning website, or at Clarke and Simpson's website <https://www.clarkeandsimpson.co.uk/properties/hacheston-nr-framlingham-suffolk-p7068j>

May 2024

Directions

From Framlingham, proceed in a southerly direction towards Wickham Market. Continue through Parham into Hacheston, where Fieldgate house will be found on the left hand side before the meadow and Mutimers Garage. For those using the What3Words app: [///rental.reinstate.shelter](https://www.what3words.com/rental.reinstate.shelter)



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