

A spacious, four bedroom detached house with superb summer room and field views, located on Mill Road, Badingham.

Guide Price
£625,000 Freehold
Ref: P7027/C

Honeysuckle House
Mill Road
Badingham
Suffolk IP13 8LF



Hallway, cloakroom, study, snug, sitting room, summer room, kitchen and utility room.

Principal bedroom with en-suite bathroom. Three further double bedrooms and bathroom.

Off road parking and double garage.

Attractive garden with field views extending to a quarter of an acre.

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Location

The popular village of Badingham has a well supported church and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Honeysuckle House is a spacious, detached dwelling built in the late 1980s. It has been greatly enhanced in recent years, particularly with the summer room extension which has wall to wall glazing, a slate roof and takes full advantage of views over the adjacent fields. The majority of the house is rendered with contemporary Hardieplank cladding to the front elevation. On the ground floor is a spacious kitchen/breakfast room, a utility room, study, snug or dining room, sitting room, cloakroom and the summer room which was added just over 8 years ago. On the first floor are four double bedrooms, the principal of which has an en-suite bathroom. In addition is a family bathroom. The house has a double garage and a number of garden sheds. The gardens extend to approximately 0.25 acres and enjoy fields views to the south-east.

The Accommodation

The House

Ground Floor

A front door flanked on one side by glazing leads to the

Hallway

Stairs to the first floor landing. Understairs cupboard. Recessed spotlighting. Radiator. Doors lead off to the reception rooms, kitchen and



Cloakroom

WC and hand wash basin. South west facing window with obscured glazing. Radiator. Travertine tiled flooring.

Study 8'5 x 8' (2.57m x 2.44m)

South west facing window to the front of the property. Radiator.

Kitchen 18' x 13'4 (5.49m x 4.06m)

Fitted with a stylish range of high and low level wall units with integrated Neff double electric oven and microwave/grill. Dishwasher. Roll edge work surface with one and half bowl silica resin sink with mixer taps above. Water softener. Four ring Neff induction hob with extractor fan above. Space and plumbing for an American style fridge freezer. Kick board with heater. Tiled flooring. Recessed spotlighting. Radiator. North east facing window overlooking the rear garden. A door opens to the



Utility Room 12'4 x 7' (3.76m x 2.13m)

High and low level wall units. Space and plumbing for a washing machine and tumble drier. Oil fired boiler. Work surface with large stainless steel sink with drainer and mixer taps above. South-west facing window to the front of the property. Tiled flooring. Radiator. Door to the exterior.



From the hallway, further doors lead to the

Snug 11'5 x 10' (3.48m x 3.05m)

This could be used as a dining room. North-east facing window to the rear of the property. Radiator. Double doors lead to the



Sitting Room 26'2 x 12'9 (7.98m x 3.89m)

A spacious room with north-east facing sliding glazed doors to the rear of the property. South-east facing window. Fireplace with wood burning stove with beam above. Wall light points. Recessed spotlighting. Radiators. Bi-fold doors open to the



Summer Room 15'5 x 13'9 (4.70m x 4.19m)

This fabulous newer addition to the house has wall to wall windows to the south-east, south-west and north-west which take full advantage of views over the garden and the adjacent fields. Contemporary wall light points. Travertine tiled flooring with underfloor heating. Bi-fold doors to the patio area.



The stairs in the ground floor hallway lead up to the

First Floor

Landing

South-west facing window to the front of the property. Radiator. Hatch to roof space. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors off to the four bedrooms and bathroom.

Bedroom One 16' x 14'8 (4.88m x 4.47m)

A double bedroom with north-east facing windows to the rear of the property. Built-in wall to wall wardrobes with hanging rails and shelving. Fitted cupboards and bedside tables. Radiator. Recessed spotlighting. A door opens to the



En-Suite Bathroom

Comprising bath with shower above, WC and hand wash basin. Radiator and further towel radiator. North-east facing window with obscured glazing. Two shaver points. Extractor fan.



Bedroom Two 12'3 x 11'8 (3.73m x 3.56m)

A double bedroom with north-west facing double glazed window to the front of the property and enjoying field views. Radiator.



Bedroom Three 16' x 9' (4.88m x 2.74m)

A double bedroom with south-west and north-west facing window to the front and side of the property. Radiator. Hand wash basin with cupboard below. Built-in wardrobe.



Bedroom Four 11' x 10' (3.35m x 3.05m)

A fourth dual aspect double bedroom with north-east and north-west facing windows. Radiator. Built-in wardrobe with hanging rail and shelving.

Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin. Extractor fan. Radiator. North-east facing window with obscured glazing.



Outside

The property has a right of way from the small lane over the neighbouring driveway (paying one half of the cost of maintenance). This leads to an area of shingle off-road parking for a number of vehicles. To the front of the house is lawn, attractive beds, a sandstone patio area and spherical water feature. Adjacent to the driveway is the double garage. This is of brick and block construction under a tiled roof. It has double up and over garage doors to the front, windows to the rear and personnel doors to one side. Power and light are connected.

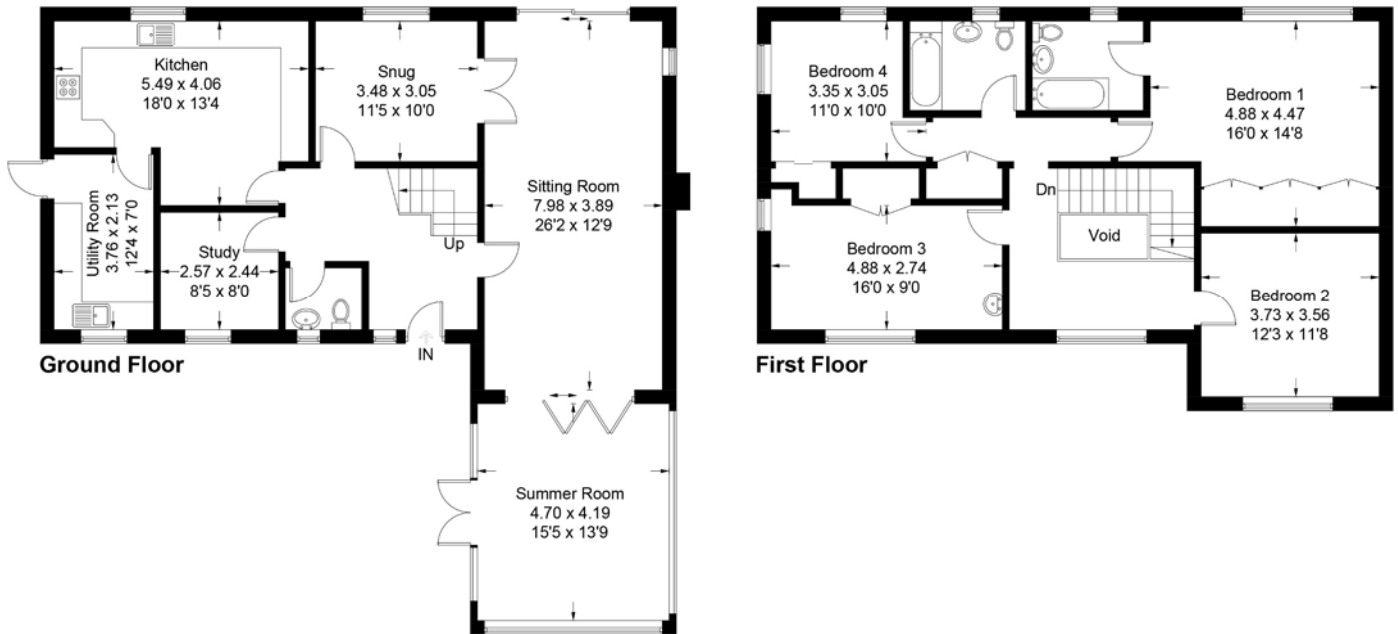
The rear garden can be accessed via either side of the house. This is mainly laid to lawn but there are beds and it is bordered by mature trees. At one end of the garden are vegetable gardens and an extensive array of lavender and apple trees. Here there are three timber garden sheds, all with power. They measure 7'7 x 7'8, 13'8 x 7'10 and a wood store of 5'8 x 3'9. In all the grounds extend to 0.25 acres.





Honeysuckle House, Badingham

Approximate Gross Internal Area = 208.1 sq m / 2240 sq ft
(Including Void)



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating.

EPC Rating = D (Copy available from the agents upon request)

Council Tax Band F; £3,021.34 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House into Low Road. Take the next turning right into Mill Road and continue on this lane for approximately 0.75 miles where there is a sign for both Honeysuckle House and The Sycamores on the right hand side. Proceed onto the drive which bears around to the left and onto the parking area for Honeysuckle House.

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