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Fishponds Lane, Holbrook, Suffolk, IP9 2QZ
Offers in excess of £850,000

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- Much Sought After Village Location
- Detached Property
- Four Double Bedrooms
- Family Bathroom, Downstairs Shower Room & En-suite
- Study, Play Room & Utility Room
- Off-Road Parking
- Large Rear Garden With Field Views
- Air Source Heating
- Underfloor Heating
- Solar Panels

Nestled in the heart of the much sought after village of Holbrook and situated on Fishponds Lane sits this stunning four-bedroom detached family home. Harefield House is a ECO self-build built by the current vendors around 12 years ago. The property sits on a wonderful spacious plot and is set back from the road with ample off-road parking to the front whilst to the rear there is a stunning garden which is in excess of 100ft (subject to survey) with field views beyond. The house itself offers versatile living accommodation and has a light and spacious feel through-out. The heating is via air source heat pump with the ground floor having underfloor heating and the first floor having radiators. There is a large porch with a vaulted ceiling which then goes through to a

grand entrance hall with stairs up to the first floor, a study (or bedroom five), a shower room, a living room with log burner, a kitchen/dining room with doors which open out to the rear garden, a play room and a utility room whilst to the first floor are four double bedrooms, all with fitted wardrobes, the master bedroom has a Juliet balcony and an en-suite and there is also a family bathroom. The property also benefits from 16 solar panels which generate and income of approximately £700-800 per annum. Holbrook is a much sought after village situated on the Shotley peninsula in Babergh district around five miles south of Ipswich nestling between the River Stour and River Orwell. The village has a Co-op store, church, Post Office, doctor's surgery with dispensary,



butchers, village hall, and active village life. The excellent (ISI inspection 2021) Royal Hospital School is the opposite end of the village, and the area is served by a primary school and Holbrook High School which shares a site with the Holbrook Sports Centre. The closest train stations to Holbrook are at Manningtree and Ipswich which provides direct rail links into London Liverpool Street station.

Outside – Front: There is a large gravel driveway with mature hedging and shrub borders and a wooden shed (which will remain).

Front Door: Wooden framed front door with porthole windows and large timber framed windows on both sides, into:

Porch: Vaulted ceiling with polished concrete floor, into:

Entrance Hall: 17'9" x 8'10" (5.4m x 2.7m) Ceiling inset spotlights, stairs up to the first floor and polished concrete floor with underfloor heating.

Study: 10'2" x 9'9" (3.1m x 2.97m) Double-glazed timber framed window to the front aspect, polished concrete floor with underfloor heating and built-in storage cupboard.

Ground Floor Shower Room: Frosted double-glazed timber framed window to the side aspect, three-piece suite comprising shower cubicle with tiled walls, vanity hand wash basin with storage and tiled splashbacks and WC, heated towel radiator and polished concrete floor with underfloor heating.

Living Room: 18'5" x 18'3" (5.61m x 5.56m) Dual aspect with double-glazed timber framed windows to the rear and side aspect, timber framed



patio doors leading out to the rear garden, log burner and polished concrete floor with underfloor heating.

Kitchen/Dining Room: 17'9" x 16'8" (5.4m x 5.08m) Double-glazed timber framed window to the front aspect, timber framed sliding patio doors leading out to the rear garden, fitted with a range of eye and base level units and wooden worktops, built-in double ovens, sink and drainer and integrated dishwasher, centre island with wooden worktop, storage under and induction hob with extractor over, space for an American larder style fridge freezer, ceiling inset spotlights and polished concrete floor with underfloor heating.

Utility: 9'10" x 8' (3m x 2.44m) Double-glazed timber framed window to the front aspect and timber framed door

to the side aspect, base units with wooden worktops, sink, space and plumbing for washing machine and space for tumble dryer and polished concrete floor with underfloor heating.

Play Room: 9'10" x 9'4" (3m x 2.84m) Dual aspect with double-glazed timber framed window to the rear and side aspect and polished concrete floor with underfloor heating.

Landing: Double-glazed timber framed window to the rear aspect, radiator, loft access with pull down ladder, airing cupboard and large built-in cupboard.

Bedroom: 17'9" x 11' (5.4m x 3.35m) Dual aspect with double-glazed timber framed window to the rear and front aspect with wonderful views, two radiators and built-in wardrobes.

Master Bedroom: 18'5" x 18'2" (5.61m x 5.54m) Timber framed double doors

open to a Juliet balcony with stunning views across the rear garden and fields, built-in wardrobes and large timber framed velux window to the side and radiator.

En-Suite: Three-piece suite comprising corner shower cubicle with tiled walls, WC, vanity hand wash basin with storage and tiled splashbacks and towel radiator, tiled floor, velux window and underfloor heating.

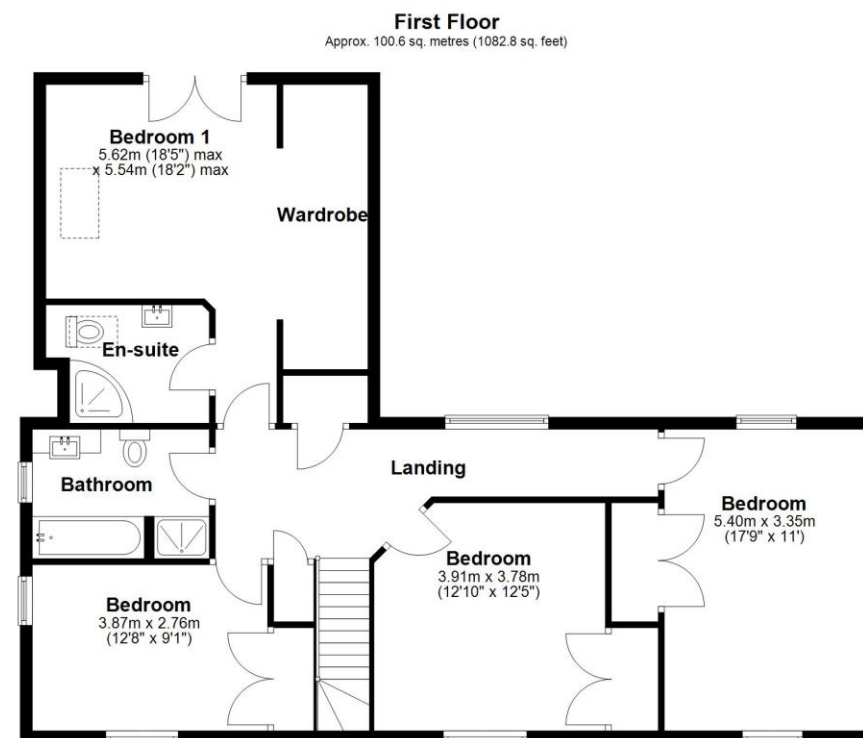
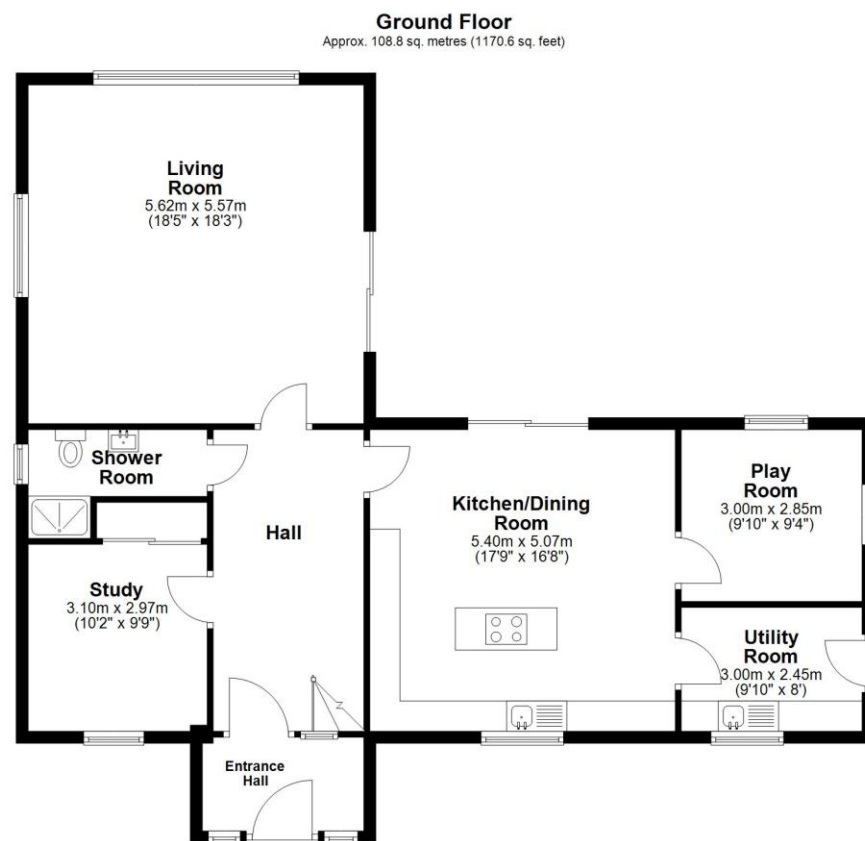
Bedroom: 12'10" x 12'5" (3.9m x 3.78m) Double glazed timber framed window to the front aspect, radiator and built-in wardrobes.

Bedroom: 12'8" x 9'1" (3.86m x 2.77m) Dual aspect with double glazed timber framed windows to the front and side aspect, built in wardrobe and radiator.

Bathroom: Double-glazed timber framed window to the side aspect,

four-piece suite comprising panel enclosed bath, shower cubicle with tiled walls, WC, vanity hand wash basin with storage and tiled splashback, underfloor heating, tiled floor and towel radiator.

Outside – Rear: The magnificent rear garden which is in excess of 100ft (subject to survey) is very private and has a large, decked area off the rear of the house, there is a large laid to lawn area with field views beyond and flowerbed and shrub borders with a vegetable patch. There is a greenhouse, summerhouse and wood store which will remain and a stoned pathway to the side with access to the front from both sides. There is also outside lighting.



Total area: approx. 209.3 sq. metres (2253.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 3 Bathroom, 3 Reception,

EPC Rating: B

Council Tax Band: F

Agent's note: The house is constructed of an insulated closed-panel timber frame system.



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