

JENNIE JONES

EST. 1993

ESTATE AGENTS



**CHAPEL LANE**

Charsfield | Suffolk

**£725,000**





**A STRIKING SPLIT-LEVEL COUNTRY HOME SET WITHIN  
1.2 ACRES OF SOUTH FACING LANDSCAPED GARDENS,  
WITH GLORIOUS COUNTRYSIDE VIEWS**

- Entrance Hall • Hallway • Sitting / Dining Room • Kitchen • Hobbies Room •
- Four Bedrooms • Family Bathroom • Utility Room • Cloakroom •
- Garage • Gardens Front & Rear •

Framlingham - 7 miles  
Woodbridge - 7 miles  
Saxmundham - 14 miles



**HIGH HAVEN, CHAPEL LANE, CHARFIELD  
WOODBRIDGE IP13 7PX**



## The Property

High Haven is a striking and individual split level detached house set within approximately 1.2 acres of beautifully landscaped gardens, enjoying elevated views across the surrounding Suffolk countryside.

Originally built in the 1960s, the house offers spacious and versatile accommodation arranged over several levels and has been thoughtfully designed to take full advantage of its wonderful setting.

The principal living space is positioned to the rear of the property where large windows and doors open onto a generous decked veranda overlooking the gardens, creating an excellent space for entertaining and outdoor dining. The sitting and dining room is a particularly impressive room with exposed ceiling beams, large glazed doors opening to the deck and a feature fireplace with an Art Deco wood burning stove, forming the focal point of the room.

The sitting room flows naturally through to the kitchen, which is fitted with a range of units and enjoys views across the surrounding countryside.

The bedroom accommodation is arranged on the main level and comprises four well-proportioned bedrooms, including a principal bedroom which opens into a delightful conservatory with lantern roof overlooking the gardens. The remaining bedrooms are served by a family bathroom.

On the lower ground floor is a highly versatile area which includes a large hobbies room / studio, utility room and cloakroom. This level has its own external access and offers excellent potential for a variety of uses including a workshop, creative studio, home office or additional accommodation, subject to any necessary consents.

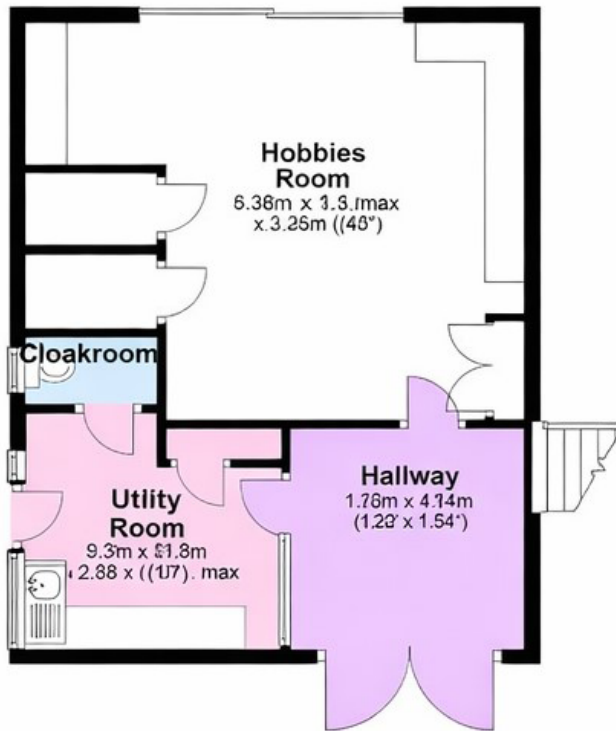
The property is approached via a generous gravel drive providing ample off road parking together with a garage and car port. The surrounding gardens are a particular feature of the property and have been thoughtfully landscaped with a mixture of lawns, mature planting, ornamental borders and areas of meadow. The grounds extend to approximately 1.2 acres and enjoy a sunny south facing aspect together with a high degree of privacy and seclusion. Within the grounds are a number of interesting features including a timber observatory and a charming shepherd's hut, adding further character and versatility to the setting.





### Lower Ground Floor

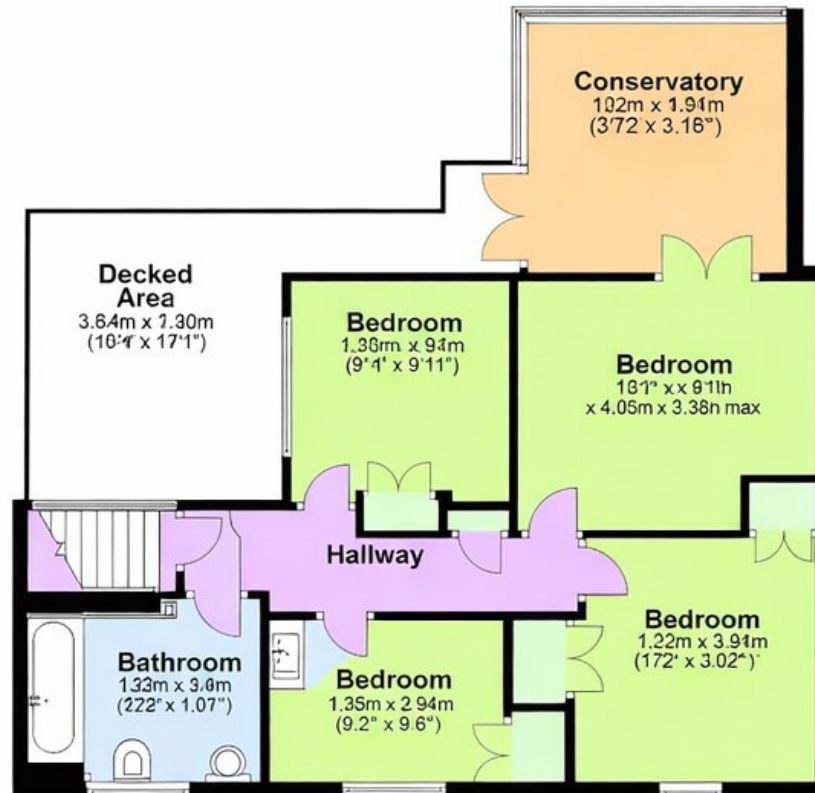
Approx. 41.9 sq. metres (451.1 sq. feet)



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### Ground Floor

Approx. 92.6 sq. metres (996.8 sq. feet)



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### First Floor

Approx. 57.8 sq. metres (678.8 sq. feet)



Approx. 57.5 sq. metres (618.9. feet)

### The Location

Charsfield is an attractive and well-regarded Suffolk village surrounded by beautiful countryside and conveniently positioned for access to both the Heritage Coast and the market towns of inland Suffolk. The village itself has a primary school and local garage, whilst further amenities can be found in nearby Wickham Market which offers a supermarket, shops, restaurants, a doctor's surgery and pharmacy.

The historic market town of Woodbridge, situated on the River Deben, provides an excellent range of independent shops, restaurants, galleries and leisure facilities including a cinema, swimming pool and sailing clubs. The wider area is well known for its outstanding natural beauty with easy access to the Suffolk Heritage Coast, including Aldeburgh, Orford, Snape Maltings and RSPB Minsmere.

### Services

Oil fired heating via radiators (New Boiler fitted 2025)  
Mains electricity and water.  
Private drainage system.

### Local Authority & Council Tax Band

East Suffolk Council  
Band E

### Energy Performance Certificate Rating - D



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