



Rock Estates



Caird Field

Henley, Ipswich, IP6 0FS

Offers in excess of £500,000



## Caird Field

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Caird Field is an exclusive development of just 11 properties situated in the popular village Henley.

Surrounded by countryside and field views this detached bungalow has been finished to a high standard and offers A-rated energy efficiency using a heat recovery system, solar panels, and a high level of insulation throughout.

Plot 11 is a modern home finished externally with Iron Grey James Hardie plank. The property features an incredible vaulted ceiling to the open plan living space with bi-folding doors leading to a good size, south facing garden. The bespoke kitchen has been supplied by local kitchen fitters Simply Wood and features an array of high specification appliances and finishes such as the MAK Stone worktops. The stunning contrasting island offers additional worktop and storage space, as well as seating. A useful utility room has fitted matching wall and base units to the kitchen, and space for appliances as well as a further sink.

There are three double bedrooms, with the main bedroom benefitting from a stylish ensuite shower room and views over the rear garden. Completing the accommodation is the contemporary four piece bathroom suite.

The south facing rear garden is of a substantial size and fully enclosed with wooden fencing. There is an Indian sandstone patio area, ideally situated just outside the living space perfect for enjoying indoor/outdoor living & dining in the warmer months. The front of the property has been tastefully landscaped with shrubs and bushes, a brick paved driveway and Indian sandstone pathway leading to the front door. The property benefits from ample off road parking and an impressive double garage with electric roller doors.





## Henley

Henley village offers a tranquil, countryside setting while being within easy reach of Ipswich and its array of shopping, dining, and recreational facilities. A mainline station provides a direct link to London, with a journey time of around 65 minutes. The village itself fosters a strong community spirit, featuring a community center, football field, and a local farm shop. Convenient transport links, including a bus stop and nearby garage, further enhance the appeal of this location. Henley Preschool is just around the corner, along with the local high school bus stopping a short distance away, making this the perfect location for families looking for a semi-rural lifestyle.

### Front

To the front the property is partially laid to lawn along with a planted area containing an array of shrubs and flowers. There is a large brick paved driveway providing off road parking for multiple cars in front of the double garages, whilst the Indian sandstone pathway leads to the front door.

### Entrance Hall

The spacious entrance hall offers multiple storage cupboards, with one of the cupboards housing the controls for the underfloor heating, solar panels, fuse box and internet allowing easy access. The entrance hall is finished with oak effect luxury vinyl tile flooring and underfloor heating, with doors to:

### Kitchen/Dining & Living Space

24'4" x 16'6" (7.44 x 5.03)

Impressive open plan kitchen/ dining and living space with vaulted ceiling and bi-fold doors opening to the rear garden. Comprising of a bespoke kitchen from Simply Wood the kitchen offers a range of wall and floor mounted units and drawers as well as a pantry style pull out cupboard. The kitchen benefits from MAK stone work surfaces and integrated appliances such as two ovens, inset induction hob with extractor hood above, fridge/freezer and dishwasher. Inset stainless steel sink with chrome mixer tap including filtered water option, and limescale remover system. The kitchen is complete with a large island offering additional work space with built in storage cupboards and drawers, as well as space for seating.

### Utility

11'11" x 5'7" (3.64 x 1.72)

Part glazed door opening to the side. Ample pantry style, floor and wall mounted storage cupboards as well as space and plumbing for washing machine and tumble dryer. MAK stone worktop with inset stainless steel sink with mixer tap. Oak effect luxury vinyl tile flooring.

### Bedroom One

16'2" x 11'11" (4.93 x 3.65)

Double glazed sash style window to the rear aspect. Underfloor heating. TV point. Door to:

### Ensuite

Double glazed window to side. Double shower cubicle with chrome fixtures including dual shower system with rainfall and hand held showers. Low level W.C. Wall hung vanity unit with inset basin, tiled splash back and chrome mixer tap. Wall mounted mirror with censored light. Oak effect luxury vinyl flooring. Under floor heating. Chrome heated towel rail. Part tiled walls. Heat recovery system.

### Bedroom Two

14'9" x 9'1" (4.52 x 2.79)

Double glazed window to front. TV point. Under floor heating.

### Bedroom Three

13'2" x 8'9" (4.02 x 2.69)

Double glazed window to front. TV point. Under floor heating.

### Bathroom

Double glazed window to side. Shower cubicle with rainfall and hand held shower. Bath tiled surround and chrome mixer tap including hand held shower attachment. Low level W.C. Pedestal hand wash basin with tiled splash back and chrome mixer tap. Wall mounted mirror with censored light. Chrome heated towel rail. Oak effect luxury vinyl tile flooring. Under floor heating. Heat recovery system.

### Garden

The private SOUTH facing rear garden is enclosed with wooden fencing and enjoys views over the open countryside. The garden will be seeded by an agreement as weather permits and offers a sizeable patio area. \*Amendment made to details 03/02/26

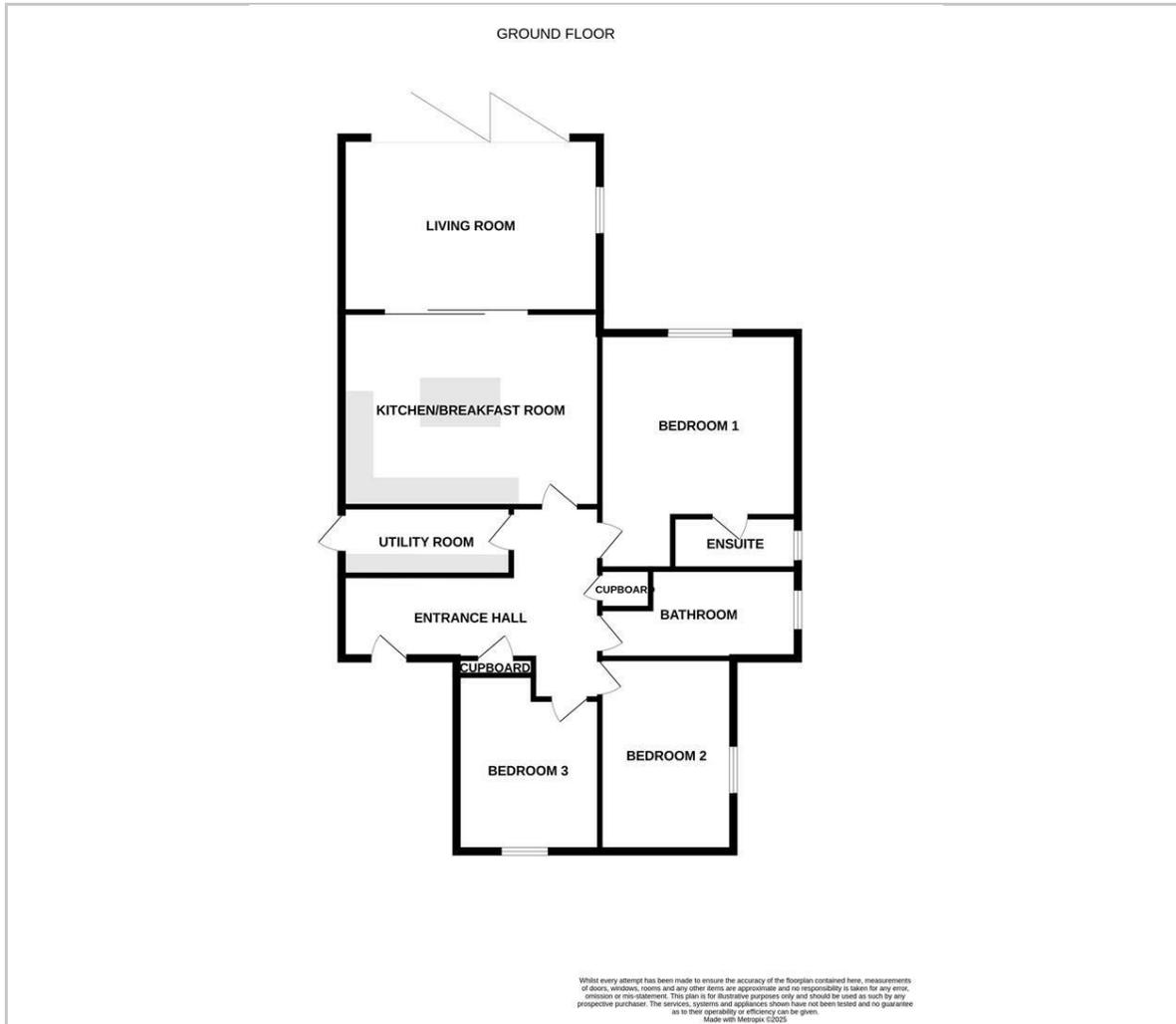
### Garage & Parking

Set to the side of the property is the detached double garage with electric roller doors to front and private side door allowing access from the rear garden. The garages have been finished with a modern and hardwearing weatherboard exterior. In front of the garages is a brick paved driveway with space for multiple cars.

### Services

Services - Mains water, electricity and drainage connected.

## Floor Plan



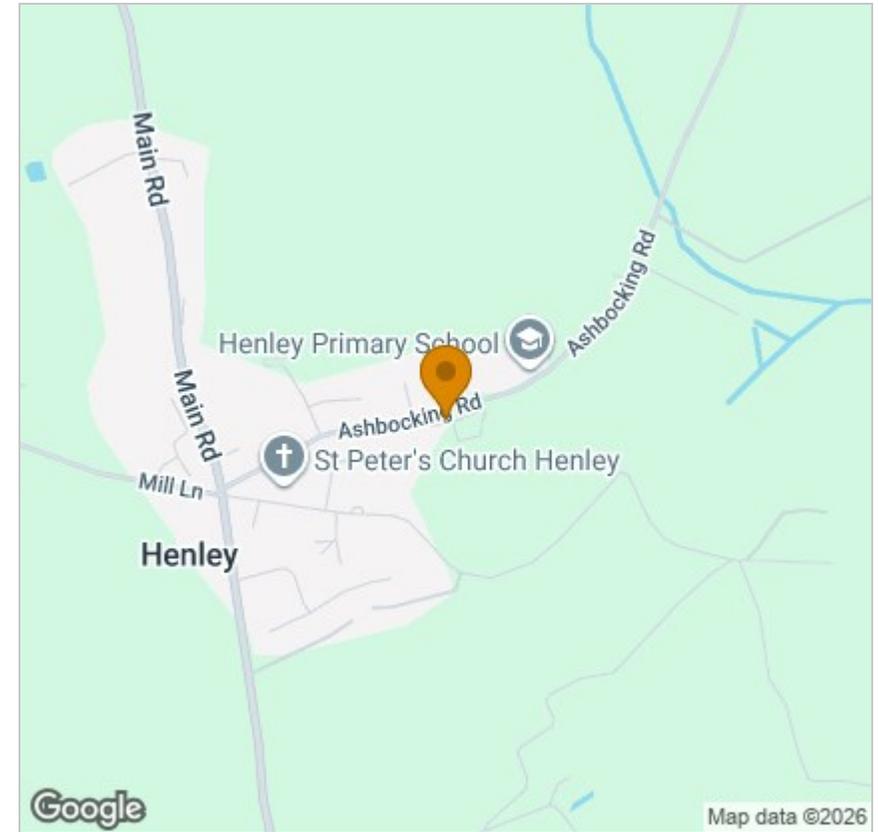
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

