



Tattingstone  
Guide Price £950,000



- CHARMING GRADE II LISTED STABLE CONVERSION
- STUNNING VIEWS OVER ALTON WATER
- SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT
- EXTENSIVE ACCOMMODATION EXCEEDING 4,000 SQ FT
- AMPLE PARKING FOR MULTIPLE VEHICLES
- GENEROUS PLOT APPROACHING HALF AN ACRE
- ACCESS TO 7 ACRES OF COMMUNAL GARDENS AND WOODLAND
- ECO-FRIENDLY AIR SOURCE HEAT PUMP INSTALLED
- OFFERED WITH NO ONWARD CHAIN
- GUIDE PRICE £950,000 - £975,000

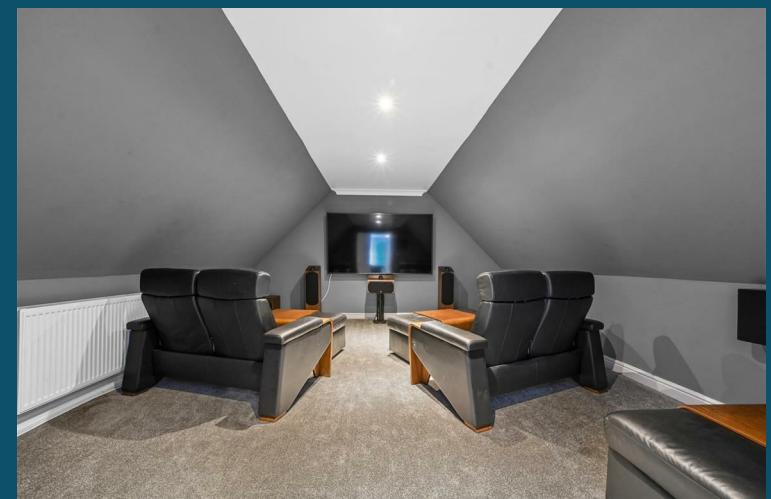
Chamberlain Phillips is delighted to present this substantial five-bedroom family home, offering spacious accommodation and capturing the essence of countryside living. Generously proportioned and designed for modern family life, it forms part of an exclusive gated development in the idyllic village of Tattingstone, a short stroll from Alton Water Reservoir.

This stunning Grade II listed stable conversion, embedded in the rich tapestry of Suffolk's heritage, is graced by the historical grandeur of the 18th-century landmark, "Samford House of Industry." The property is enveloped by approximately seven acres of shared grounds, featuring meticulously sculpted Italian style gardens, sprawling lawns, tranquil woodland and communal BBQ areas, all within a leisurely walk of the reservoir's waterside pleasures.

As you are ushered through the private gates, you'll find ample parking to accommodate a fleet of vehicles. The residence welcomes you with a grand hallway that leads to a warm sitting room, and through double doors, a dining room drenched in natural light. The conservatory offers an idyllic retreat, while the spacious kitchen/breakfast room, complete with an island and butler sink, is the heart of this home. The ground floor is further complimented by a principal bedroom with an ensuite shower room, two additional bedrooms, a family bathroom with a classic freestanding roll-top bath, as well as a cloakroom, and a versatile gym space.

Ascend to the first floor, and you'll discover a large landing with a cosy family area, a games room that opens to a cinema room, and two further bedrooms accompanied by a shower room. The expansive wrap-around garden, mainly laid to lawn with a welcoming patio area and two sheds, completes this idyllic setting.

With a plot approaching half an acre, this home promises to be a cherished sanctuary for your family, offering space, luxury, and the tranquility of rural Suffolk living at its finest.





## LOCATION

Tattingstone is situated approximately six miles to the south of Ipswich. The village offers an excellent primary school with a local secondary catchment at Holbrook, a church, two public houses and is conveniently located for excellent sailing facilities at Woolverstone Marina and the adjacent Alton Water reservoir.

There is a mainline railway station five miles away in the town of Manningtree with direct services to London Liverpool Street, (journey time of approximately fifty-five minutes), or six and a half miles away in Ipswich, (journey time of approximately sixty-five minutes).

Agents notes:

An annual service charge is payable which is anticipated to be between £650 - £700 PA for the maintenance of the communal areas.

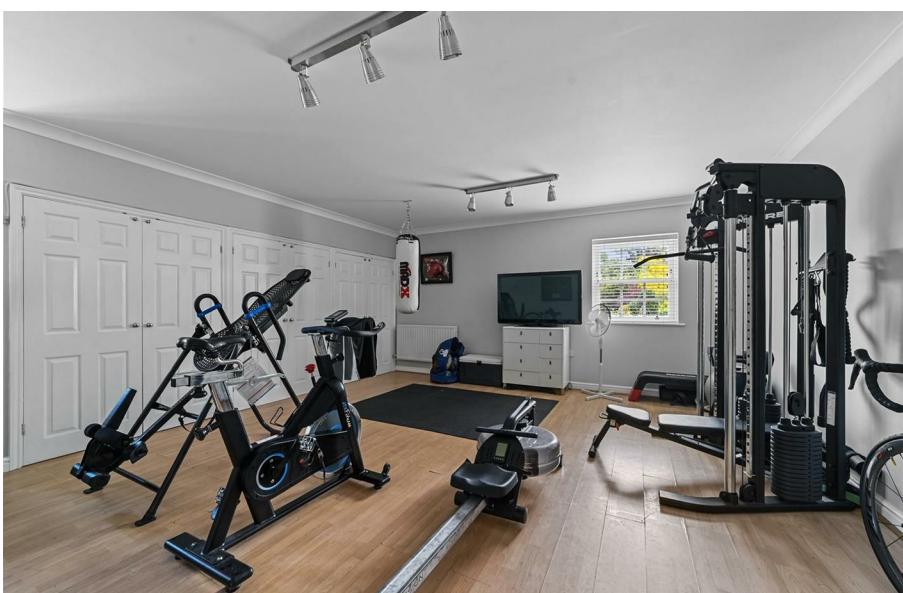
Tenure - Freehold

Council Tax - Band G

Services Connected - Mains Electric/Water/Drainage/LPG

Heating – Air source heat pump via radiators

Telephone & Broadband - O2 is Likely & Ultrafast broadband available





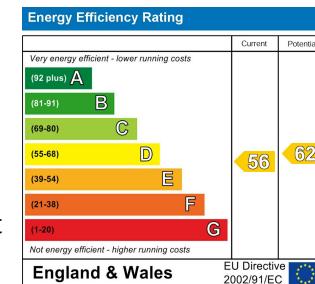
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.