



CHAPEL FIELD HOUSE

Barking | Suffolk



Chapman Stickels





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A FABULOUS MODERN HOUSE OFFERING EXTENSIVE FAMILY ACCOMMODATION
TOGETHER WITH OUTBUILDINGS AND GARDENS BACKING ONTO MEADOWS

- Entrance hall • Sitting room • Open-plan kitchen / dining / breakfast room •
- Utility room • Cloakroom • Study / playroom • Landing •
- Four double bedrooms (with two ensuite) • Single bedroom • Family bathroom •
- Double cartlodge & garage • Gardens • In all, 0.62 acres •

Needham Market - 3 miles / Hadleigh - 8 miles / Ipswich - 11 miles





this kitchen is for dancing



The Property
Built to a particularly high standard in 2020, Chapel Field House is one of just two other individual executive houses located in the rural parish of Barking.

Covering some 2,790 sq.ft, the family accommodation has much appeal, where the main entrance hall is both welcoming and spacious, which is accentuated by a full height ceiling to the galleried landing.

As expected from a bespoke new build, the house fully caters for modern family living, where there is much emphasis on the vast open plan family areas which form the rear kitchen / dining / living room. Of further note are three sets of bi-fold doors which afford much natural light, bringing the garden into the house. The kitchen area is comprehensively fitted with integrated appliances and granite worktops which includes a large 'island'. Further storage cupboards, worksurfaces and plumbing for a washing machine are to the adjacent utility / boot room with cloakroom.

The remaining ground floor accommodation comprises a well-proportioned sitting room with wood burning stove and French doors onto the rear garden. The study, which is also twin aspect, is to the opposite side of the generous hallway, giving further views over the front garden and fields beyond.

The impressive oak and glass staircase leads to the galleried landing, giving access to the principal rear bedroom with a stylishly fitted ensuite shower room, full height fitted wardrobes to one wall and a Juliette balcony providing fabulous views over the garden and countryside beyond.

Served by a contemporary family bathroom with corner shower, there are four additional bedrooms (with one further ensuite shower room) all of which provide fabulous views over the garden and countryside beyond the eastern and western boundaries.

Outside, the house is set well back in its 0.63-acre plot, with a front lawn and an adjacent driveway providing ample off-road parking. Outbuildings include a twin bay cart lodge garage with an adjoining lock-up store.

The principal garden is to the rear (east) where extensive paving leads onto a large expanse of lawn with raised vegetable planters and a greenhouse to the northern boundary. To one corner is a small orchard.

Beyond the far eastern boundary, the property enjoys uninterrupted rural views over an adjacent meadow with woodland beyond.

Location
Located on the southern fringe of the village, Barking is a rural village just over two miles south-west of Needham Market. Needham Market has an attractive period high street with independent shops and amenities. There is a mainline railway station at Needham Market which connects to Ipswich, with a direct link to London's Liverpool Street. The A14 is also close to hand which gives access to Ipswich in the East, and Bury St Edmunds and Cambridge to the West.

Services
Mains water and electricity are connected. Under floor heating via an air source heat pump. Private drainage. Solar panels.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band F (2025)

EPC Rating
Current B (83). Potential A (97).





Chapel Field House, Willisham Road, Barking, Suffolk, IP6 8HY

Approximate Floor Area

Main House - 2791 sq. ft / 259.25 sq. m

Barn - 703 sq. ft / 65.34 sq. m

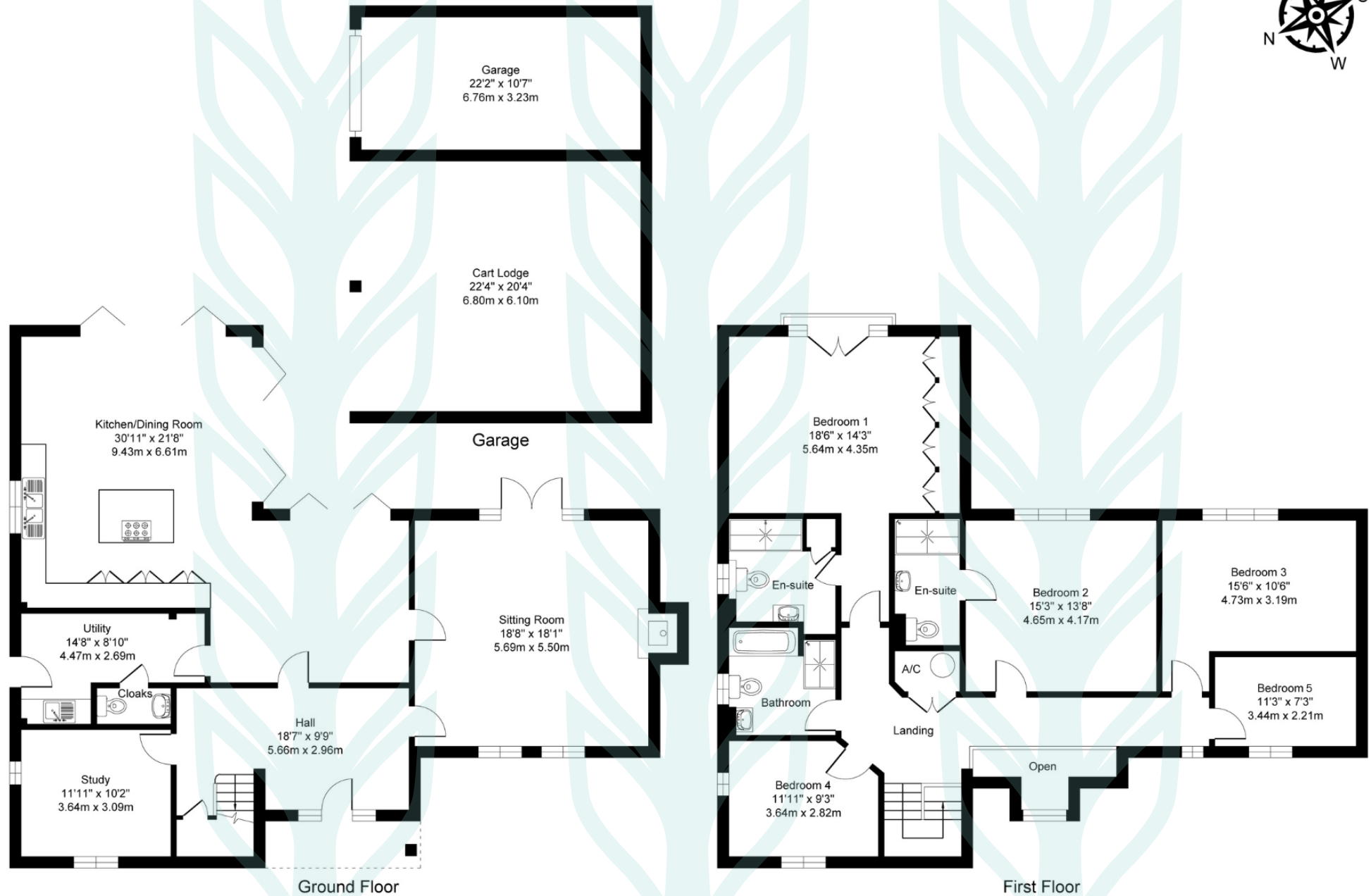


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