



- SUBSTANTIAL FAMILY HOME ARRANGED OVER THREE FLOORS
- MULTIPLE RECEPTION ROOMS
- BRIGHT CONSERVATORY OVERLOOKING THE GARDEN
- GENEROUS, PRIVATE REAR GARDEN - WITH FIELD VIEWS
- EXCELLENT FLEXIBILITY FOR MODERN FAMILY LIVING

- TOP-FLOOR OFFICES - IDEAL FOR HOME WORKING
- FEATURE FIREPLACE WITH WOOD-BURNING STOVE
- DETACHED GARAGE AND SEPARATE GYM OUTBUILDING
- DESIRABLE VILLAGE LOCATION
- LARGE DRIVEWAY AND EV CHARGING POINT

MARKS & MANN



Lower Farm Road, Ringshall, Stowmarket

Set within a DESIRABLE VILLAGE LOCATION, this SUBSTANTIAL AND VERSATILE FAMILY HOME offers beautifully balanced accommodation across THREE FLOORS, complemented by a DETACHED GARAGE, LARGE DRIVEWAY FOR MULTIPLE CARS, EV CHARGING POINT and a SEPARATE GYM OUTBUILDING, and a generous, well-established garden. From the moment you step inside, the property impresses with its sense of space, character features and flexible layout, ideal for modern family life, home working and entertaining alike. The home seamlessly blends traditional charm with practical living, featuring MULTIPLE RECEPTION SPACES, a bright conservatory overlooking the garden, FOUR WELL-PROPORTIONED BEDROOMS, and TWO TOP-FLOOR OFFICE ROOMS that can also be used for ADDITIONAL BEDROOMS, providing an exceptional work-from-home environment. This is a property that adapts effortlessly to changing lifestyles and must be viewed to be fully appreciated.

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£600,000 Guide Price

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GROUND FLOOR

ENTRANCE HALL

The entrance hall immediately sets a welcoming tone, offering a GENEROUS AND PRACTICAL SPACE that comfortably accommodates everyday family life. With its attractive flooring and natural flow through to the main reception rooms, this area provides a strong first impression. POTENTIAL: Buyers may wish to introduce bespoke storage, a statement runner, or wall panelling to further elevate the sense of arrival and add character.

LIVING ROOM

An impressive, long main reception with a focal-point brick fireplace and wood-burning stove, creating a warm heart to the home. There is excellent depth for distinct zones—ideal for a comfortable lounge area plus a dining table near the rear. Dual aspect views with double glazed window to the front and patio doors leading to the garden area at the rear.

SITTING ROOM

A generous, versatile reception currently used as a cosy sitting space. The room benefits from a wide footprint that suits multiple layouts (family snug, playroom, hobby room, or more formal lounge), with good natural light and an easy connection back to the hallway and kitchen. Double glazed window to the front aspect.

KITCHEN

The kitchen is a FUNCTIONAL AND SOCIALE SPACE, offering extensive cabinetry, generous work surfaces and excellent connectivity to the utility room and conservatory. It works well as a practical family kitchen while still retaining warmth and personality.

POTENTIAL: Buyers may consider updating worktops, splashbacks or appliances to create a more contemporary finish, or opening through to adjoining spaces (subject to requirements) to form a larger kitchen-diner hub.

UTILITY ROOM

A highly valuable addition to the home, the utility room provides EXCELLENT PRACTICAL STORAGE, laundry facilities and secondary access points. It keeps everyday tasks discreetly out of sight, helping maintain a clutter-free main living space.

POTENTIAL: The room could be enhanced with additional fitted cabinetry, hanging rails or boot storage to suit busy family lifestyles.

CLOAKROOM

Conveniently positioned on the ground floor, the cloakroom is ideal for guests and day-to-day use, offering a clean and functional layout.

POTENTIAL: A simple cosmetic refresh with statement tiles, feature wallpaper or upgraded fittings could easily transform this into a stylish guest WC.

CONSERVATORY

The conservatory is a BRIGHT AND VERSATILE EXTENSION OF THE LIVING SPACE, enjoying uninterrupted views over the garden. It lends itself beautifully to dining, relaxation or entertaining throughout the year. UNDERFLOOR HEATING.

FIRST FLOOR

PRIMARY BEDROOM

The primary bedroom offers a CALM AND COMFORTABLE SANCTUARY, with excellent proportions and a peaceful outlook. The room comfortably accommodates a large bed and additional furniture, while retaining a relaxing ambience. Double glazed window to front aspect.

POTENTIAL: Built-in wardrobes or a feature headboard wall would further elevate this space, enhancing both storage and style.

EN-SUITE

A well-appointed en-suite providing a PRIVATE AND PRACTICAL FACILITY for the primary bedroom. Finished in neutral tones, it offers a clean and modern feel, the en-suite was refreshed in 2018. Towel Radiator. Extractor fan.

BEDROOM TWO

Bedroom two is another WELL-SIZED DOUBLE BEDROOM and benefits from BUILT-IN WARDROBES, making it a highly functional space for families, guests or older children. The room enjoys excellent natural light and offers flexibility for use as a comfortable double bedroom while still retaining floor space.

BEDROOM THREE

Another great bedroom with impressive length, ideal as a child's room, guest room, or study/guest hybrid. Also benefiting from a built-in wardrobe/storage cupboard (shown as "Store" on plan), which is a big selling point at this size.

BEDROOM FOUR

A comfortable additional double room—ideal as a guest bedroom, teenager's room or dedicated home working space. Good natural light and flexibility for layout. NEWLY REFRESHED DECOR. Double glazed window. Radiator.

FAMILY BATHROOM

The family bathroom is a bright, well-proportioned and immaculately presented space, finished in a timeless neutral palette that will appeal to a wide range of buyers. The suite comprises a panelled bath with shower over, a contemporary WC, and a pedestal wash hand basin, all set against crisp white wall tiling with contrasting inset detail that adds visual interest without overwhelming the room.

A double glazed window to the side aspect allows for excellent natural light and ventilation, while the heated chrome towel radiator provides both practicality and a touch of modern styling. The patterned tiled flooring introduces character and warmth, giving the room a stylish yet functional finish that works equally well for busy family life or guests.

SECOND FLOOR

TOP FLOOR OFFICE / BEDROOM

A substantial top-floor office offering a brilliant work-from-home setup with excellent floorspace—ideal for two desks, storage, and even a small seating area. The room's shape also lends itself well to hobbies, a studio, or a homework zone. A great top floor bedroom if you are looking for that additional use of guests or main relaxation areas.

BEDROOM FIVE

A fantastic additional bedroom on the top floor—ideal as a guest suite, older child's room, or private retreat away from the main bedroom level.

CLOAKROOM

A useful additional WC serving the top floor—excellent for guests using the bedroom/office level. Sliding door access.

GARDEN

The rear garden is a real highlight of the property, offering an exceptionally GENEROUS, PRIVATE AND WELL-ESTABLISHED OUTDOOR SPACE that has been thoughtfully arranged to provide multiple areas for relaxation, entertaining and year-round enjoyment. Predominantly laid to lawn, the garden creates a wonderful sense of openness and is ideal for families, keen gardeners or those who enjoy outdoor living.

Immediately to the rear of the property sits a PAVED TERRACE, perfectly positioned for alfresco dining and seamlessly connecting the house to the garden beyond. A pathway leads through the lawn to a further PERGOLA-COVERED SEATING AREA, providing a sheltered and atmospheric spot for evening drinks or quiet moments outdoors. Adjacent to this is a charming BUILT-IN BARBECUE AREA, creating a sociable focal point and making the garden particularly well suited for entertaining friends and family.

The garden is beautifully framed by a variety of MATURE PLANTING AND TREES, including BUDLEIA, WILD CHERRY, MAPLE AND LILAC, which not only add colour and interest throughout the seasons but also enhance privacy and attract wildlife. Established borders, shrubs and specimen planting give the garden a settled, tranquil feel, while still leaving ample space for further landscaping or personalisation if desired.

To one side of the garden is a DETACHED OUTBUILDING, offering excellent versatility and currently suited to storage or hobby use with clear potential to adapt for a home office, studio or gym (subject to requirements). Overall, the garden strikes a perfect balance between practicality and charm, offering a peaceful retreat that complements the generous accommodation within the home.



Lower Farm Road, Ringshall, Stowmarket

LOCATION

Lower Farm Road is situated within the highly regarded and picturesque village of RINGSALL, a sought-after rural location that offers the perfect balance between COUNTRYSIDE TRANQUILLITY AND PRACTICAL CONNECTIVITY. Surrounded by open fields and scenic Suffolk countryside, the village provides a peaceful setting while remaining well placed for access to nearby market towns.

The neighbouring town of STOWMARKET is just a short drive away and offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and a mainline railway station with direct services to LONDON LIVERPOOL STREET. The area is also well connected to IPSWICH, BURY ST EDMUNDS AND DISS, making it an excellent choice for commuters.

Ringshall itself enjoys a strong sense of community, with village pubs close by, local walks and countryside trails right on the doorstep. Well-regarded schooling is available, with a Primary School only a three-minute walk from the house, as well as a children's play area next to the village hall and playing field, further enhancing the appeal for families. The surrounding area offers excellent opportunities for outdoor pursuits, with rolling farmland, footpaths and bridleways providing an idyllic backdrop for village life.

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			