



**MILL HOUSE,**  
Mill Lane, Bramford, Suffolk

**Carter Jonas**

## MILL HOUSE, MILL LANE, BRAMFORD, SUFFOLK, IP8 4AU

- 4 miles to Ipswich
- 9 miles to Hadleigh
- 12 miles to Stwomarket
- 13 miles to Manningtree

Entrance hall · 3 reception rooms · Kitchen/breakfast room · Cloakroom · 3 bedrooms · 2 ensuite bathrooms · Gardens · Parking ·

### DESCRIPTION

Mill House is a captivating Grade II listed detached property nestled on Mill Lane in the idyllic village of Bramford, Suffolk. This stunning residence exudes timeless charm and boasts a wealth of original features that will transport you back in time, while offering the comfort and convenience of modern living. Upon entering Mill House, you will be greeted by a warm and inviting ambiance, as charming original features seamlessly blend with contemporary updates. The property offers ample living space, with the flexibility of 2/3 reception rooms consisting of a snug/study, living room and rear sitting room with double doors to the gardens. These versatile spaces provide the perfect setting for entertaining guests or spending quality time with loved ones. The heart of this extraordinary home lies within its large, vaulted kitchen/breakfast room, which is sure to delight. Equipped with modern appliances and abundant counter space, this culinary haven effortlessly caters to both everyday cooking and larger gatherings.

Ascending one of the two staircases, you will discover three generously proportioned bedrooms. The master suite is complete with an ensuite shower room and built-in storage space, with bedroom two with an ensuite bathroom and the third with its own ensuite cloakroom.

**A ENCHANTING GRADE II LISTED HOUSE WITH FLEXIBLE ACCOMMODATION, EXUDING CHARM OF ORIGINAL FEATURES, WITH PRIVATE GARDENS AND EASY ACCESS TO IPSWICH.**



## OUTSIDE

Externally, Mill House is enveloped by an enchanting garden that offers a peaceful sanctuary for outdoor living. Carefully manicured lawns, and blossoming flower beds adorn the grounds, creating a picturesque setting for al fresco dining, gardening pursuits, or simply unwinding in the quiet setting.

## LOCATION

Situated in Bramford, residents of Mill House can enjoy the tranquility of village life while being within close proximity to a local primary school and active village scene with supermarket, shops and pub. With its prime location, this property offers easy access to Ipswich which provides further amenities, well regarded private and public schools and transport links, ensuring both convenience and connectivity. (Ipswich to London Liverpool St - 65 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

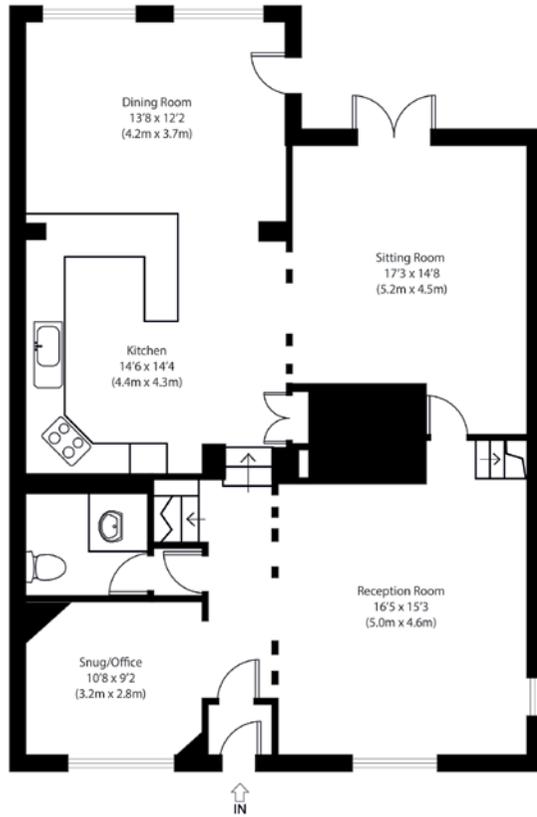
**Services:** Mains Gas, water, electricity and drainage.

**Local Authority:** Babergh Band F

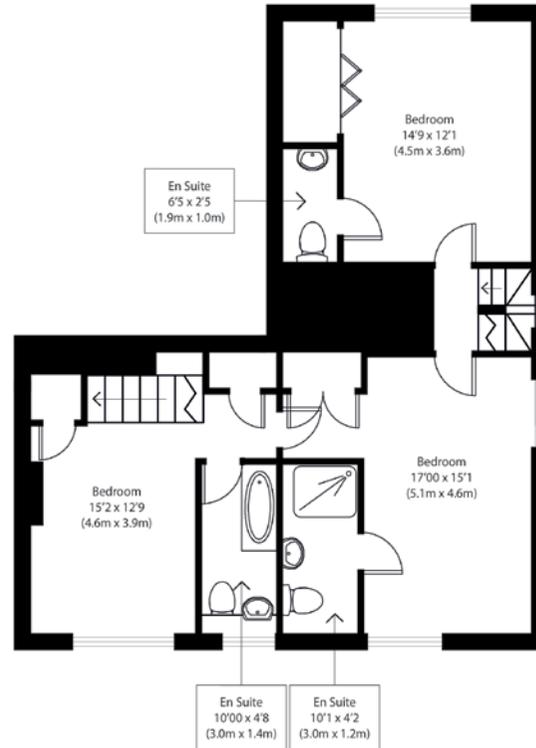
**Viewings:** By appointment with Carter Jonas Tel: 01787 882881

**What3Words:** [///legal.strict.beam](https://www.what3words.com/beamstrictlegal)





Ground Floor



First Floor

Approximate Gross Internal Area  
Total 2005 sq ft (186 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

Carter Jonas

Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.