



CARDINAL HOUSE,
POUY STREET SIBTON, SAXMUNDHAM, IP17 2JH



A charming home located in the picturesque village of Sibton, this three bedroom semi-detached property combines character with practicality, featuring spacious rooms, a beautifully landscaped garden, and a variety of outbuildings. Originating from the 1590s and retaining many original features, the property offers well laid out and flexible accommodation.

Approaching the property by a bridge over the brook, you are welcomed into a generously sized entrance hall, creating an immediate sense of space and leading to the main hallway giving access to the principal ground floor reception rooms. Positioned to the front of the home, the kitchen enjoys charming views over the front garden and nearby stream. It is well-appointed with a range of wall and base units, complemented by an oil-fired AGA, offering both practicality and character. Adjacent to the kitchen is the dining room, a spacious and inviting area filled with natural light from a large front-facing window ideal for both family and entertaining. From the hall two steps lead to the sitting room which is a particularly attractive space with a working wood burner that forms a cosy focal point with double doors opening seamlessly into the conservatory, enhancing the flow of the ground floor accommodation. The conservatory is a delightful addition, enjoying a south-facing aspect with views across the garden, flooded with natural light, this versatile space can be comfortably used throughout the year as it has two radiators. The conservatory also has a fitted water feature situated in the corner this makes the space feel so relaxing and great for unwinding. From here, a separate door leads into the library, a charming room with views over the side aspect and driveway, complete with fitted bookshelves perfect for relaxing or working from home. From the main hallway, steps lead down to a useful cellar, currently utilised as a utility area. This dry and practical space is ideal for storage and also houses the boiler and hot water tank. Completing the ground floor accommodation is a convenient downstairs cloakroom.



Upstairs, the large first landing continues to impress with original timbers, plaster work and an exposed section of the original wall. There are three well-proportioned double bedrooms, each enjoying pleasant views from every window. Bedroom one is a spacious room benefiting from an abundance of natural light and lovely views over the rear garden and surrounding fields. This room is further enhanced by a private en-suite, fitted with a walk-in shower, WC and wash basin. Bedroom two is another generous double room, featuring dual-aspect windows that create a light and airy feel. This room also benefits from access to a separate WC, complete with toilet and wash basin. Bedroom three is a comfortable double bedroom with useful eaves storage and attractive views over the front garden. The first floor is completed by a well-appointed family bathroom, fitted with a bath, WC, bidet and wash basin.

Externally, the property continues to impress with ample off-road parking provided via a generous driveway. The rear terraced garden is a particular highlight being well-sized and beautifully maintained, featuring mature shrubs, established flower beds and a peaceful private setting. Benefiting from a south facing aspect, it's an ideal space to relax and enjoy the surrounding countryside, with open fields to the rear and the gentle sound of water from the pond adding to the tranquil atmosphere. To the rear of the garden and also accessible from the driveway is a substantial barn. This versatile space benefits from double doors opening onto the driveway, windows overlooking the garden, and a connected electricity supply perfect for a range of uses. Above this workshop is a useful hobby room, offering excellent potential as a home office, studio, or creative space. Further enhancing the outdoor space are the cart lodge, log store and lockable tool shed with electricity and water supply connected.



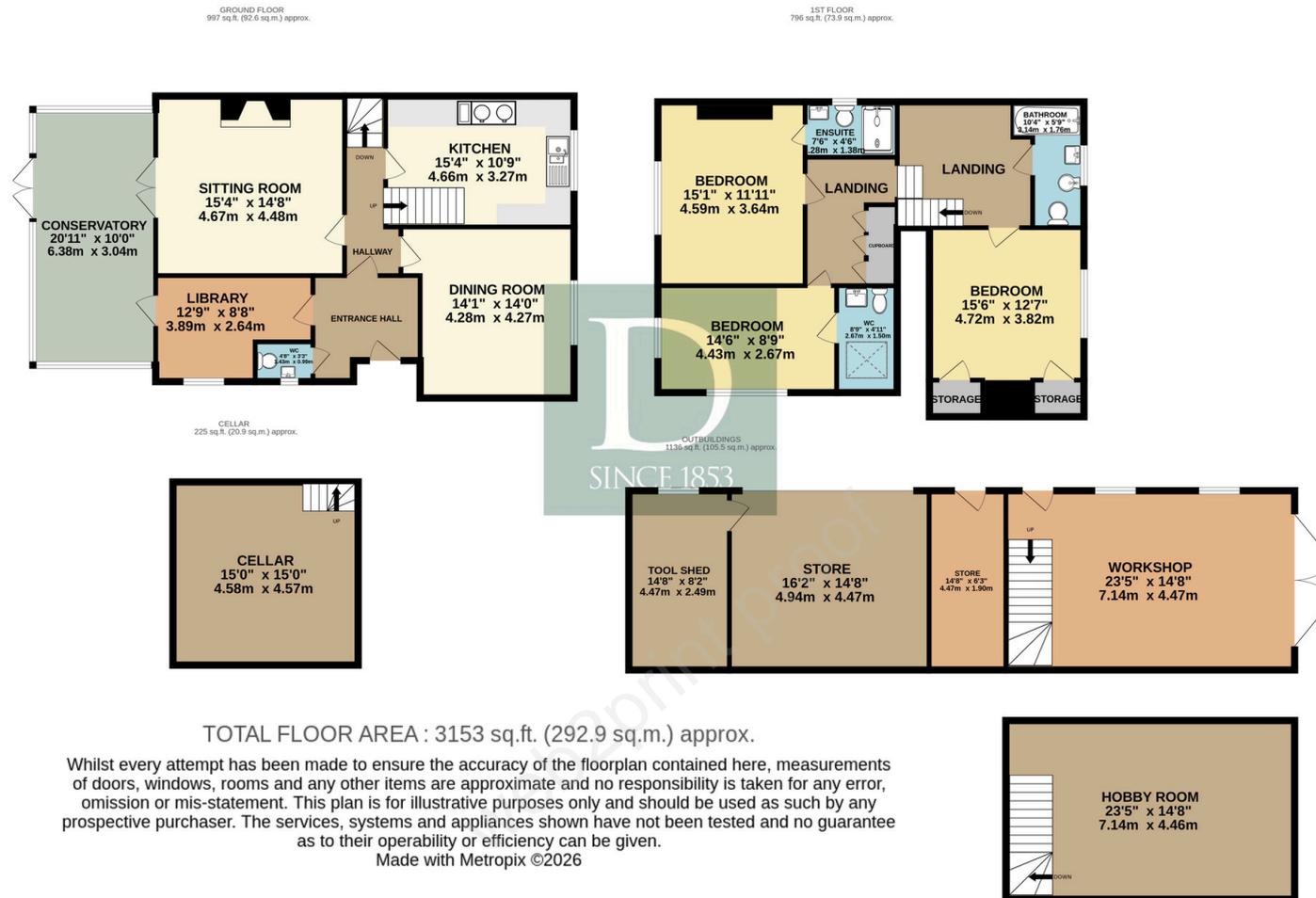


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