

# INIGO



## *Parham*

WOODBIDGE, SUFFOLK

SOLD

This exceptional detached Georgian house sits in bucolic rolling countryside in the village of Parham near Suffolk's popular Woodbridge. Thoughtfully extended and restored by the current owner, the house unfolds over 4,400 sq ft, comprising eight bedrooms and an expansive set of living spaces. Beautifully manicured gardens are now home to two ancillary buildings; a coach house and a modern studio workspace. Defined by its wonderful position, the house is filled with light and has far-reaching, green views from every window.

*We've written about life here in more detail.*

### *Setting the Scene*

This light-filled Georgian house effectively marries original details with modern interventions. Original marble fireplace surrounds, shutters flanking the windows, and wide floorboards are found throughout the house. The current owner also extensively redesigned the downstairs, adding a wall of glazed sliding doors at the rear, creating an excellent connection between the home and its garden. For more information, see the History section.

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### *The Grand Tour*

The house sits behind a private circular driveway surrounding a magnolia tree. The façade is defined by its symmetry and balance. Bordered by smart box hedging, the entrance sits squarely in the centre of the house. It opens into a wide hallway with a sculptural curved staircase, still complete with its original mahogany handrail and elegant narrow spindles. At the front of the house are two rooms of equal size. Both rooms are warmed by working fireplaces, with handsome marble surrounds and chain fireguards. Both rooms are clad in panelling. One is painted a calming Tablecloth by Paint and Paper Library, which makes it feel particularly atmospheric in the evening. Original shutters flank the sash windows adding extra privacy.



Towards the rear of the house, past a useful shoe and coat cupboard, is a wonderful light-filled open-plan kitchen and dining room. More contemporary than the rest of the house, this space comprises a sleek kitchen by Roundhouse with Vola taps. An Aga is set in an alcove with a characterful wooden lintel above. A Marmoleum floor is found underfoot, here, and in the bathrooms. A second kitchen is behind a door next to the Aga, with a separate cooker; a pantry sits beyond. Adjacent, there is also a utility room with space for a washer/dryer and a separate guest WC. Beneath the house is a large cellar perfect for storing wine.

Concealed doors lead from the kitchen into a rear TV room/ snug, an additional sitting room and a separate office. The views from this side of the house are lovely, stretching out over the fields and rolling hills.

Two staircases on either side of the house lead upstairs to the first floor. The stairs from the main entrance lead to a beautiful principal bedroom, where intricate bespoke Fromental wallpaper adorns the walls. Sisal carpet runs underfoot, and built-in wardrobes have walnut interiors; a large bespoke en suite bathroom has a Corian-surrounded bath with views through a large sash window.

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The second and third bedrooms are also found on this floor. Both have original fireplaces and share a bathroom clad in tongue and groove panelling. An amazing library is lined with bookshelves and crowned by a curved ceiling. This room connects to the other side of the house, with a further two bedrooms and bathroom, perfect for older children. A second staircase leads from here back to the office downstairs.

On the first floor, the staircase, including the bannister and spindles, has been sensitively extended up to the renovated attic, with three good-sized bedrooms and a bathroom. Column radiators from LASSCO have been installed in the sitting room, hall and dining room.

The brick coach house is accessed via the garden. Brilliantly self-contained, it has a kitchenette, bathroom and woodburning stove, with original beams, arched windows looking back over the garden, and a private patio area. The studio, also set back from the house, has bi-fold doors opening the room onto a patio and the garden beyond. Designed as a music studio, it is completely soundproofed and makes for a brilliant, bright workspace.

### *The Great Outdoors*

Bi-fold kitchen doors open onto a patio, which is the perfect suntrap, and is a beautiful space to eat outside in the summer. Much of the garden is framed by a characterful brick wall, enclosing planted borders, lawns, fragrant lavender-lined paths, and an orchard with various fruit trees including apple and pear trees. There is also a log shed and three other large storage sheds.

### *Out and About*

The house is incredibly well located in the heart of the Suffolk countryside. It is less than twenty minutes' drive from the picturesque and thriving market town of Woodbridge and less than three miles from pretty Framlingham. Woodbridge has a supermarket, independent shops, useful services, and various restaurants, pubs and cafes.



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Framlingham also has everything you would expect and need from a countryside town, including a supermarket, post office and some good independent shops and cafes. Regarding restaurants, The Station at Framlingham is a local favourite, as is the Michelin-recommended Italian restaurant Watson and Walpole. There is also an excellent local market each Saturday.

The house is also close to Suffolk's county town of Ipswich, with its theatre, galleries and museums. It has plenty of shops and terrific restaurants, and Butterworth and Son and Applaud Coffee are great spots for coffee.

Snape Maltings is less than a twenty-minute drive; a mix of malthouses and granaries dating from the mid-19th century, several exhibitions occur here throughout the year. It also hosts Aldeburgh Festival, a 24-day event celebrating music & the arts, opera, comedy and film.

Aldeburgh and its famous beach are also a 20-minute drive from the house, where you can find The Lighthouse Restaurant and a lovely independent bookshop. The beach is backed by a promenade with pretty pastel-coloured villas and is just a short walk from the High Street. Predominantly shingle, the beach is filled with old fishing boats and many a pitstop for a pint of prawns or an ice cream.

Several highly-rated state and private schools in the area also cater to all ages. Woodbridge and Framlingham College are nearby, plus outstanding state schools Thomas Mills and Farlingaye.

Mainline rail services run to London Liverpool Street from Ipswich in about 70 minutes, with a branch line connecting services from Woodbridge.

Council Tax Band: G

# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.