



**A CONTEMPORARY COUNTRY HOUSE LOCATED IN AN ENVIABLE RURAL SETTING ADJOINING FIELDS, ALL IN 1.5 ACRES**

The Bower House, Metfield Road, Fressingfield, Suffolk, IP21 5SE

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ESTABLISHED 1966



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**Metfield Road**  
**Fressingfield**  
**Suffolk, IP21 5SE**

**A CONTEMPORARY COUNTRY HOUSE LOCATED IN AN ENVIABLE  
RURAL SETTING ADJOINING FIELDS, ALL IN 1.5 ACRES**

**Guide: £1.35m** (*freehold*)

ENTRANCE HALL TO SITTING ROOM • DINING ROOM • KITCHEN/  
BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM • PRINCIPAL  
BEDROOM WITH EN SUITE • AND TO FAMILY/LIVING ROOM IN 'WEST  
WING' • 2 FURTHER DOUBLE BEDROOMS • BATHROOM • KITCHEN •  
GROUNDS 1.5 ACRES

Situated within the coveted Waveney Valley, The Bower House is a striking modern house built in 2002 and designed by architects Poole & Prattle, combining an impressive architectural profile, within a clever palette of glass and steel, while internally providing a series of dynamic free-flowing living spaces, and cleverly fusing open-plan flow with contemporary nuances of warmth, light and sophistication.

The property has been the subject of considerable renovation over the last 2 years, and every possible improvement has been carefully considered and beautifully executed by local specialist firms, including expansive Italian porcelain flooring, customized statement kitchen, high quality bathroom fittings, and bespoke joinery with extensive fitted cupboards in principal areas.

Extending to around 2,700sq ft, every room enjoys a wonderfully light and picturesque outlook onto a mature tree-scape of peaceful grounds, with curved hedges and abundant flower borders, mirroring the use of the curved vernacular of the house, and affording complete privacy.

Within the interesting architectural perspectives, and making the best use of the natural light, the spacious airy accommodation in the 'east wing' of the house, comprises a wide entrance hall with floor to ceiling fitted cupboards, leading to an expansive open-plan living area with underground heating and comprising an elegant sitting room with expansive vaulted ceiling, large levels of natural light and Heta Scanline wood-burning stove with unique clean combustion properties, from Sure Fires. The large dining area sits between the sitting room and kitchen, with wide floor to ceiling double glass doors to the morning garden terrace to the east. The kitchen, designed by Mulberry Kitchens of Beccles, displays a range of sleek modern shaker base level units with 'diamond' Quartz worktop, energy saving 4-oven electric E control Aga, Miele chrome-brushed double fridge and freezer, matching dishwasher, and white inset double-basin ceramic sink with fitted InsinkErator Evolution waste disposal unit.







The utility room comprises separate curved-walled cloakroom and bespoke utility cupboards with fitted storage and linen cupboard, plumbing for washing machine and tumble dryer and eaves storage above.

The expansive first-floor principal bedroom, with magnificent open gallery, looks across to arched ceilings and windows to the south and east. There are two large walk-in wardrobes, accompanied by further eaves storage provisions, and an arched opening to a luxurious bathroom, with stylish coordinating bathroom fittings from Roca, Matki and Hansgrohe and including large freestanding bath and separate shower cubicle, wash basin, WC and floor to ceiling glazed doors opening onto a treetop balcony with views overlooking the rear garden and fields beyond.

The 'west wing' of The Bower House provides versatile opportunity, whether for family, or for those seeking separate annexe-style accommodation or guest quarters and affords privacy and yet remains an integrated part of the home, presently comprising a light and sunny family/sitting room, with bespoke fitted cupboards, and double floor to ceiling glazed doors over-looking the rear quad and grounds beyond. There is large sleek shower room with Matki walk-in cubicle, over-sized Roca sink and WC, tiled floors and walls, and adjacent linen cupboard. There are two further double bedrooms with bespoke fitted cupboards, and a second fully-fitted kitchen, providing further storage, built-in Bosch oven, as well as dishwasher, hob, extractor, and fridge/freezer, all with access to the front quad and the gardens beyond via further wide glazed doors.

**Outside**

The Bower House is approached via a tranquil Suffolk countryside lane, within the rolling tree-lined plains between the villages of Metfield and Fressingfield, and from here it can be found, via the property's private driveway, surrounded on each side by mature woodland, set well back from the road, and leading to imposing black wooden gates into an expansive inner parking area and tranquil front quad. The grounds extend to around 1.5 acres, within a wonderful private and secure setting. This established setting once housed the studio of the late Tristram Cary, composer, critic and pioneer of electronic music, and continues to provide a wonderful backdrop for the house, in the lush green spaces and double parallel hedging. In addition, there is a garden shed and wood store to the rear of the property within its own hedged utilitarian area.

**Services**

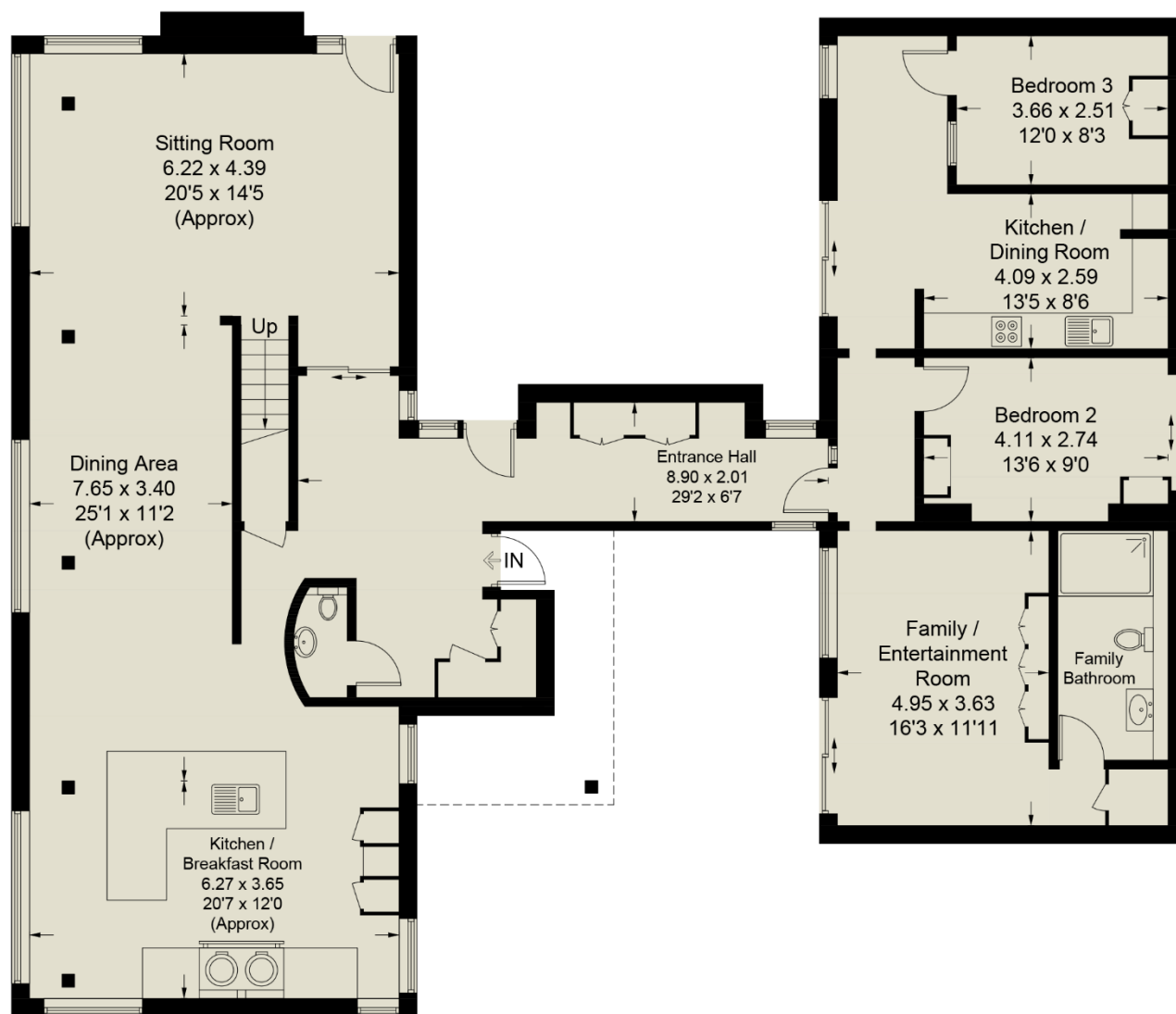
Mains water and electricity • private Klargester treatment plant • Oil-fired heating (underfloor to ground floor) • Council Tax Band 'F' • EPC 'D' • Broadband: Ofcom suggest Superfast 40Mb available • Mobile: Ofcom suggest all providers likely.

**Location**

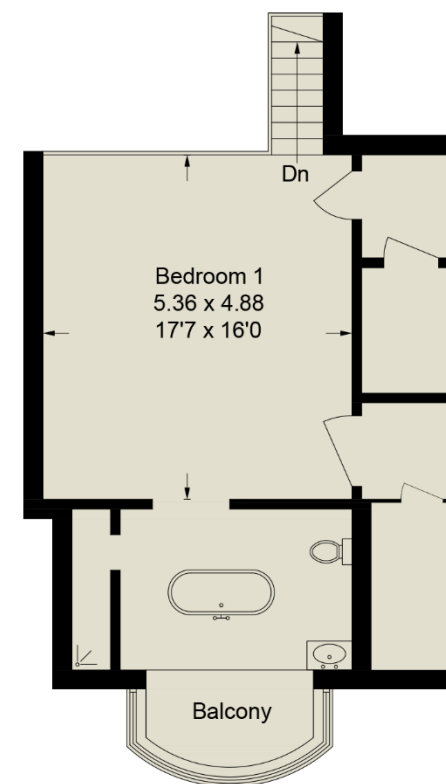
The Bower House sits between the historic villages of Fressingfield and Metfield, within the picturesque Waveney Valley and a short drive to Southwold, Aldeburgh and the splendour of the Suffolk Heritage Coast to the east, the historic market towns of Framlingham to the south and Diss to the west with direct Intercity links to Norwich and London. Both Metfield and Fressingfield have excellent facilities and active village community services. In Fressingfield, there is a village shop, medical centre, nursery, primary school, sports centre, village hall, two active churches, and two public houses: The Swan and the critically acclaimed restaurant, The Fox & Goose. The equally historic smaller village of Metfield, benefits too from a community village shop, recycling centre, village hall, local garage, plant nursery and 12th century medieval church within the auspices of nearby Mendham Priory.



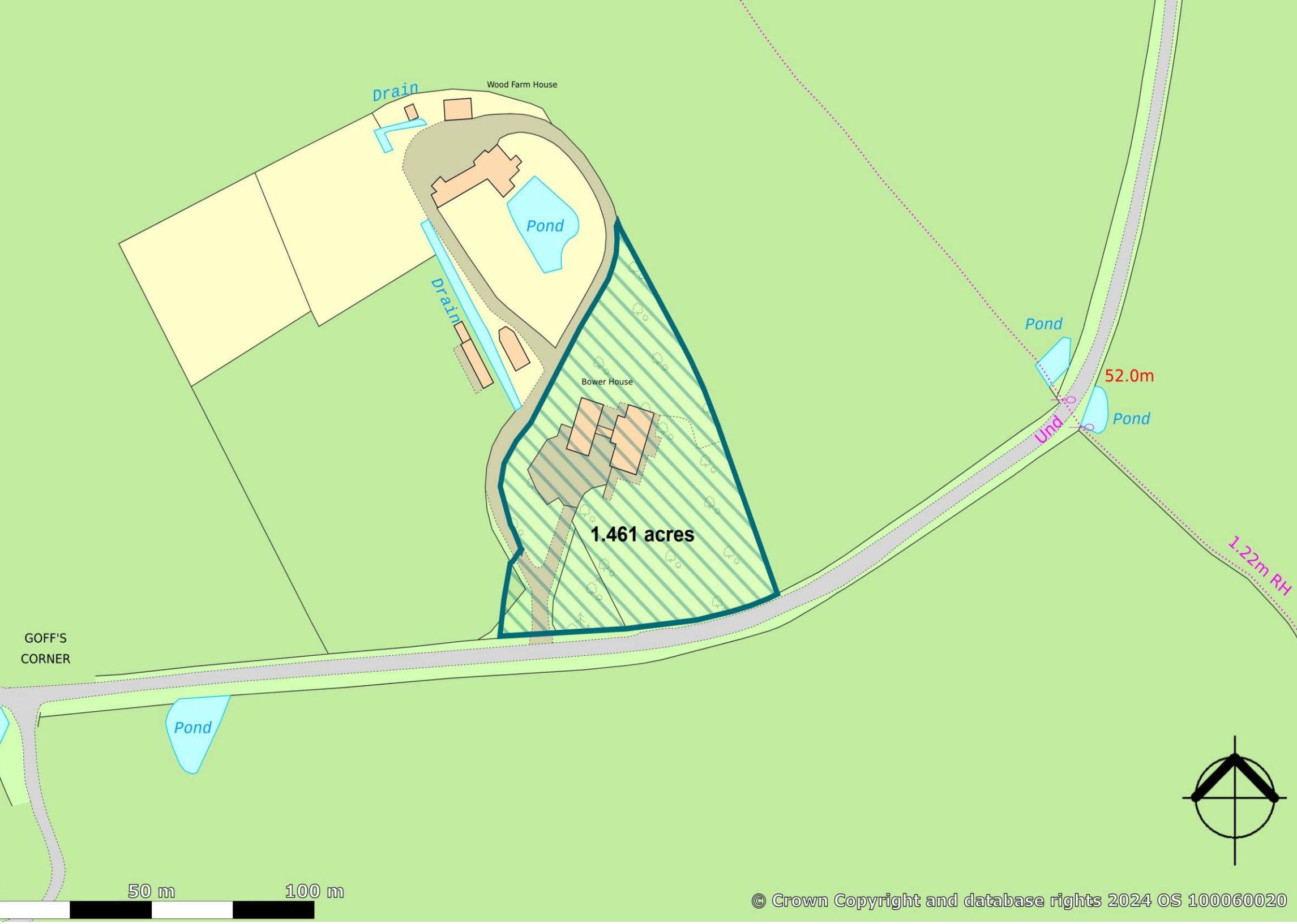
# The Bower House, Fressingfield



**Ground Floor**



**First Floor**











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