



2 St. Johns Meadow Fressingfield Road, Metfield

Harleston



Minors & Brady

2 St. Johns Meadow Fressingfield Road

Hidden in a peaceful corner of Metfield, this four-bedroom family home combines elegance with practicality. The interiors are bright and spacious, offering a seamless mix of contemporary style and everyday functionality. A triple-aspect lounge and dual-aspect dining room fill the home with natural light, while the grey shaker kitchen with integrated appliances and adjoining conservatory forms the perfect family hub. Upstairs, the master suite features dual-aspect windows and a fully tiled ensuite, complemented by three further bedrooms and a modern family shower room. Outside, a private garden, cobbled patio, double garage, and four off-road parking spaces provide space and convenience. The property is surrounded by tranquil greenery and recreational areas, ideal for outdoor living. With village amenities nearby and historic towns within easy reach, this home offers an exceptional combination of rural calm and contemporary family comfort.

- Four spacious bedrooms, including a master suite with dual-aspect windows and ensuite
- Triple-aspect lounge providing abundant natural light and potential for a wood burner or open fire
- Dual-aspect dining room with wide laminate flooring, perfect for family meals or entertaining
- Stylish grey shaker kitchen with integrated double oven, hob, fridge/freezer, dishwasher, and water softener
- Conservatory opening onto a sunlit patio and private garden
- Fully tiled family shower room and convenient ground floor WC cloakroom
- Private garden with manicured lawn, flower beds, vegetable/fruit areas, and cobbled patio for outdoor dining





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Metfield, Harleston

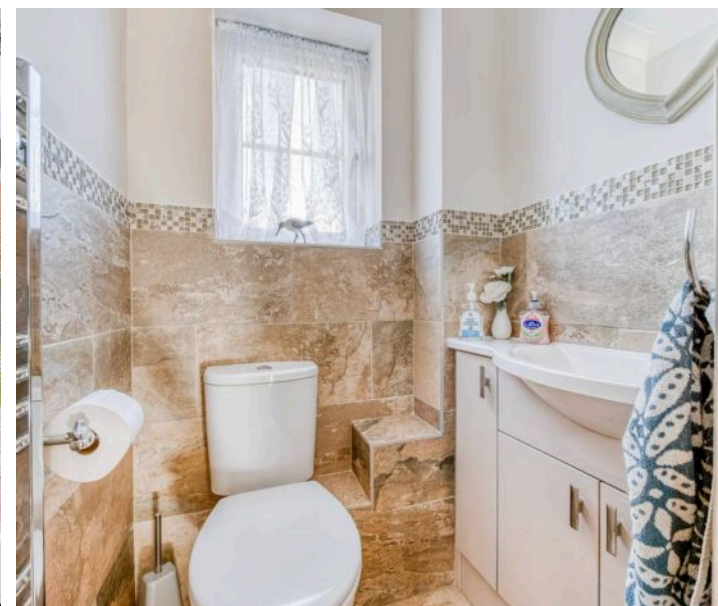
Location

Located in the charming rural village of Metfield, this period cottage sits on a quiet, picturesque street, offering a peaceful setting surrounded by rolling countryside and a welcoming local community. Just a short stroll from the village shop and traditional amenities, the area combines convenience with the tranquil pace of village life.

The nearby villages and market towns of Harleston and Halesworth provide a wider range of shops, cafes, schools, and leisure facilities, while excellent road links ensure easy access to surrounding areas.

For those who love the outdoors, Metfield is an ideal base. The surrounding countryside is crisscrossed with scenic walking and cycling routes, leading past fields, woodlands, and historic landmarks, allowing residents to fully enjoy the natural beauty of Suffolk. The village itself is steeped in history, with picturesque cottages and the nearby church adding character and a sense of timeless charm.

Whether exploring local trails, enjoying the vibrant village community, or simply taking in the peaceful rural views, this location offers the perfect blend of country living and accessibility.



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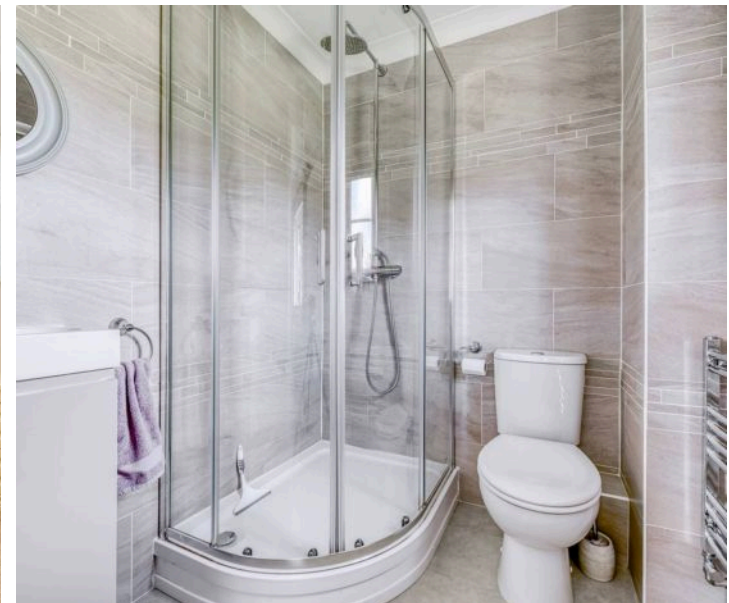
2 St. Johns Meadow Fressingfield Road

Metfield, Harleston

St. Johns Meadow, Metfield

Situated in a charming, quiet corner of Metfield, this beautifully presented four-bedroom family home offers an exceptional blend of space, style, and practicality. Perfectly designed for modern family living, the property features bright, well-proportioned rooms, a stunning kitchen, and a range of versatile living spaces. Outside, private gardens, a double garage, and ample off-road parking for four vehicles complete this delightful home.

On entering, you are greeted by a welcoming hallway with elegant large-format tiles that flow seamlessly into the kitchen and cloakroom. The dual-aspect dining room at the front of the house provides a bright, inviting space for family meals or entertaining, with wide laminate flooring adding a contemporary touch. At the rear, the stylish grey shaker-style kitchen is fitted with integrated appliances including a double oven, hob, fridge/freezer, dishwasher, and extractor, along with sparkling work surfaces and a practical water softener. A conservatory opens from the kitchen, with French doors leading to a sunlit patio and private garden – an ideal spot to relax or entertain while enjoying views of the lush surroundings.



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The triple-aspect lounge stretches across the depth of the home, offering abundant natural light and the potential to incorporate a wood burner or open fire, creating a cosy and inviting atmosphere. A conveniently located WC cloakroom completes the ground floor.

Upstairs, the property boasts a generous master suite with dual-aspect windows, offering peaceful garden and village views, along with a fully tiled ensuite shower room. Three additional bedrooms, including two spacious doubles with fitted wardrobes, share a stylish family shower room. A fourth bedroom is perfect as a single room or home office, with pleasant views over the adjacent green space.

Externally, the home enjoys a large, private garden featuring a manicured lawn, hedge borders, flower beds, and areas for vegetables and fruit – perfect for gardening enthusiasts. A cobbled patio provides an ideal space for outdoor dining, while a double garage with electric and manual doors, power, and lighting offers ample storage. Four off-road parking spaces at the front add further convenience. Beyond the garden, a quiet green space with recreational facilities offers additional room for outdoor activities.

Located close to village amenities, a café, and green spaces, this property combines a peaceful rural lifestyle with easy access to the nearby historic towns of Halesworth and Harleston. It is a truly exceptional home that offers both comfort and style for modern family life.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

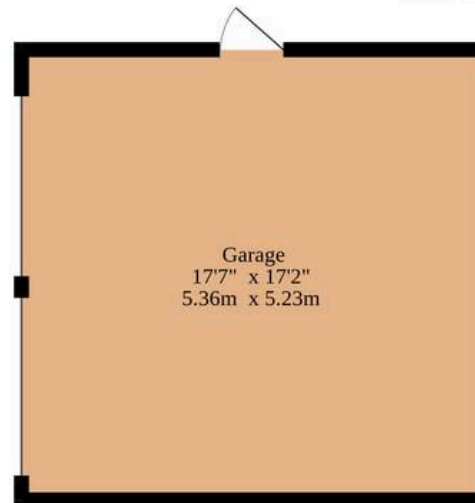
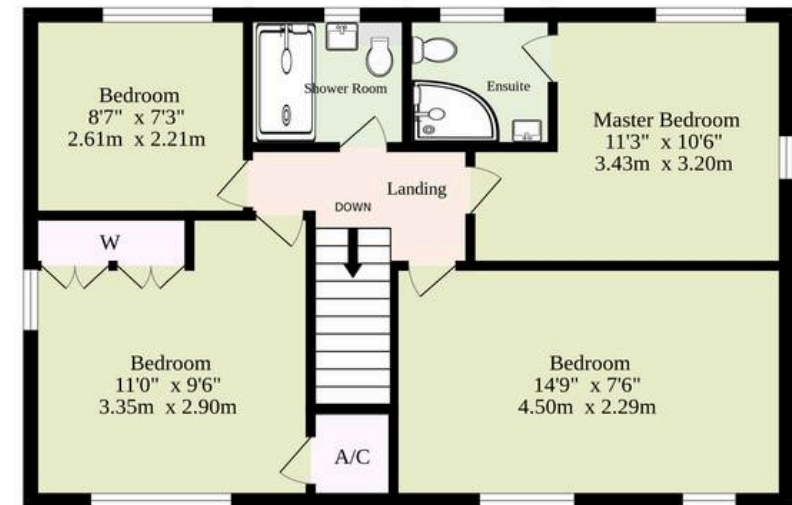


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Ground Floor
959 sq.ft. (89.1 sq.m.) approx.



1st Floor
536 sq.ft. (49.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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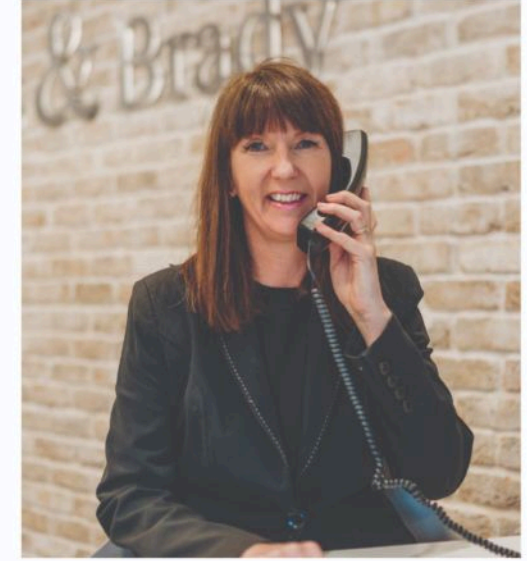
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