



Saxtead House



Huntingfield
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FRAMLINGHAM

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Saxtead House

Earl Soham | Woodbridge | Suffolk

GUIDE PRICE £825,000

A deceptively spacious DETACHED PROPERTY on the edge of Earl Soham set in grounds of just over an acre (sts) with DRY GARDEN, ANNEXE POTENTIAL; CURRENTLY GYM AND STUDIO, GARAGE AND PARKING FOR SEVERAL VEHICLES

LOCATION The property is located on the edge of the much sought after village of Earl Soham. The village benefits from a country pub 'The Victoria', village hall, bowls club, tennis club and the prize-winning butchers; Huttons of Earl Soham. There is also a primary school, doctors' surgery and regular bus service. The village church dates back to the 13th Century and Church Cottage is located approx. 3 miles from the market town of Framlingham which has a range of independent shops and cafes and is home to the twelfth century Framlingham Castle #castleonthehill. The heritage coastline, where you can find the charming coastal resorts of Aldeburgh and Thorpeness, is approx. 35 minutes' drive.





INTERIOR

You are welcomed into Saxtead Lodge via an Entrance Door with leaded lights into a spacious Entrance Hall with windows to each side and a pretty vinyl tiled floor. To the right is the capacious Sitting Room which is light and airy being triple aspect and is beamed. There is an inglenook fireplace with a bressumer beam over and a woodburner sitting on a brick hearth. Double doors lead into a spacious Conservatory with further double doors leading out to the side and dry garden. To the left of the Entrance Hall is the Snug which has a window overlooking the front gardens, has a brick fireplace with bressumer beam and woodburner. A small lobby has stairs rising to the first floor and a door beyond leads into the large Dining Room which is dual aspect and has a large understairs cupboard. A single door, with windows to either side, leads out to the garden beyond. Off the Dining Room is a door leading directly into the Kitchen/Breakfast Room. This has a range of French grey wall and base units with composite worktops over with inset drainer grooves to each side of a double butler sink, mixer tap and window above overlooking the dry garden. There is an integrated bin store, dishwasher, space for fridge/freezer, Rangemaster oven, integrated larder units and there is ceramic tiling to the floor. The Kitchen is open plan to a stunning, double vaulted side entrance lobby with windows either side and off the lobby is the Utility Room which has a window to the side, a further matching range of wall and base units, composite worktop over with integrated washing machine and is perfect for coats and shoes. There is a rear entrance lobby with a stable door, window to side and leads down a rear hallway to a

downstairs cloakroom comprising wc and wash hand basin, opaque window and opposite is a cloaks cupboard, this lobby in turn takes you back into the sitting room giving the house a fantastic flow. Upstairs the landing has a reading nook, and the Main Bedroom has fitted wardrobes to one wall and is triple aspect. There are three further double bedrooms, all having lovely garden views. There is a Shower Room with large walk-in shower cubicle with gravity fed shower, wc and wash hand basin, wc and wash hand basin. The Family Bathroom is fully tiles and has a four-piece suite comprising bath with mixer taps over, wc, wash hand basin, separate shower cubicle with gravity fed shower over and handheld shower.

EXTERIOR

A picket gate leads up a long, meandering path to the Entrance Door. There is a five-bar gate leading into a large driveway where there is plenty of parking. A further five bar gate is situated down a quiet lane to the left of the property and a further drive could be made if required. The grounds extend to just over an acre (sts) and delightful with various areas including a dry garden, an area with raised vegetable beds, greenhouse and summer house with a garage at the rear, a stunning pond which is completely fenced and hedged off with seating areas, the rest of the land is well stocked with a plethora of plant and shrubs and mainly laid to lawn. There is a large seating area by the side of the outbuilding with great views over the gardens. The outbuilding has annexe potential and is currently used as a gym and studio and has two sets of bifold doors.





PLEASE NOTE In the office, we have plans for an extension to connect the house to the outbuilding and we are happy to show these to any prospective purchaser or send a copy.

PROPERTY INFORMATION

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk

Tax Band: E

EPC: E

Postcode: IP13 7SN

what3words: ///cliff.engulfing.forks

SERVICES - Oil Fired central heating, mains drains, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

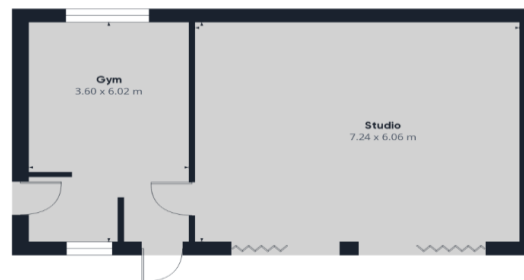




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

284.59 m²

Reduced headroom

0.79 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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