



Nightingale Close Development
Knodishall | Suffolk | IP17 1UY

FINE & COUNTRY

THE LUCKY FEW



“Imagine heading through a pretty Suffolk village, winding your way down a country lane,
to return to your beautiful home, surrounded by 20 acres of woodland.

This exclusive development of just six bespoke, individually designed properties enjoys a truly idyllic location.
Only a five-minute drive from Thorpeness, with the glorious Suffolk coastline and countryside on your doorstep,
this is a place that’s hard to beat!

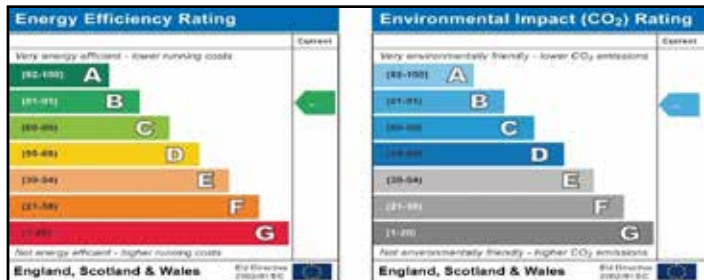
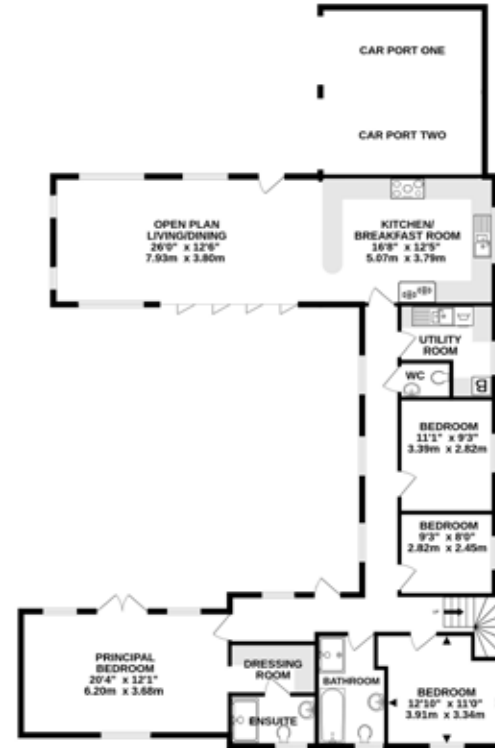
The properties themselves are hugely attractive, built in a traditional style and sitting comfortably in their surroundings,
a nod to the architectural history of the area combined with modern comforts.”





A Detached Property in a Courtyard Design with Five Bedrooms
The Principal Bedroom benefits from an En-Suite Shower Room and Walk-In Dressing Room
Four Further Bedrooms, One of which has an En-Suite Shower Room; Family Bathroom
Open Plan Kitchen, Dining and Living Room; Separate Utility Room and Cloakroom
Study
Double Bay Cartlodge
The Accommodation extends to 2,184sq.ft

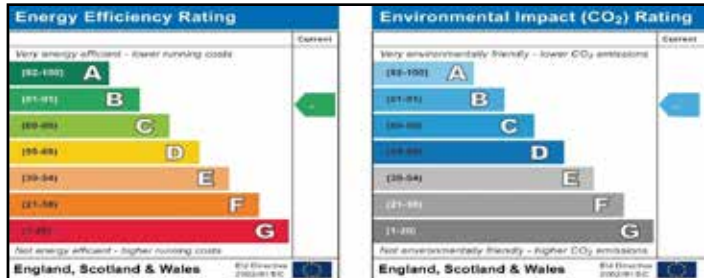
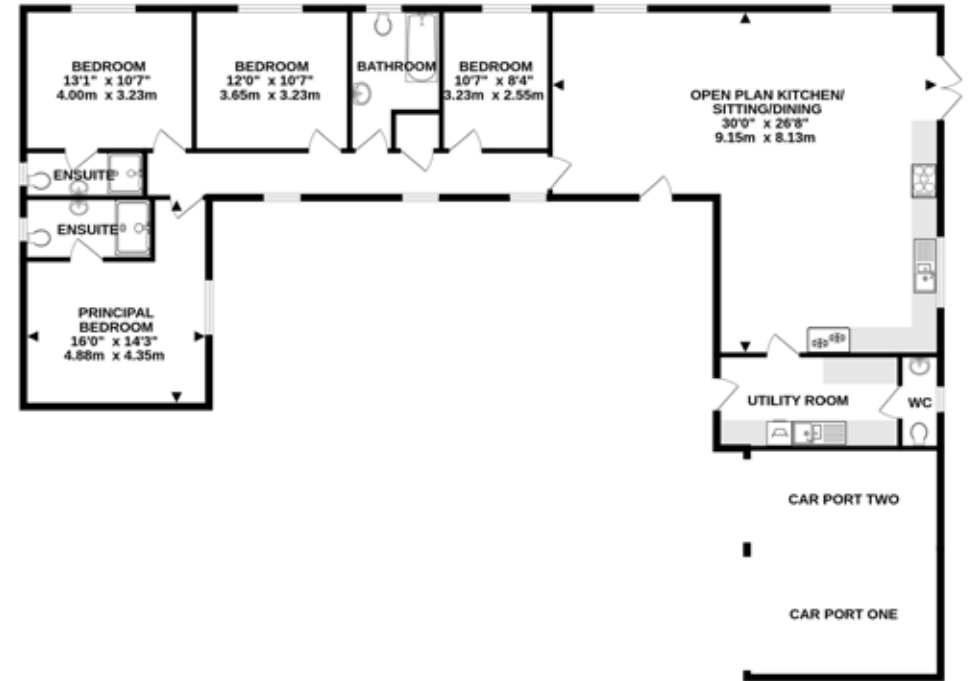
PLOT ONE





A Detached Bungalow with Four Bedrooms
The Principal Bedroom and Guest Bedroom both benefit from an En-Suite Shower Room
Family Bathroom
Open Plan Kitchen, Dining and Living Room
Separate Utility Room and Cloakroom
Double Bay Cartlodge
The Accommodation extends to 1,628sq.ft

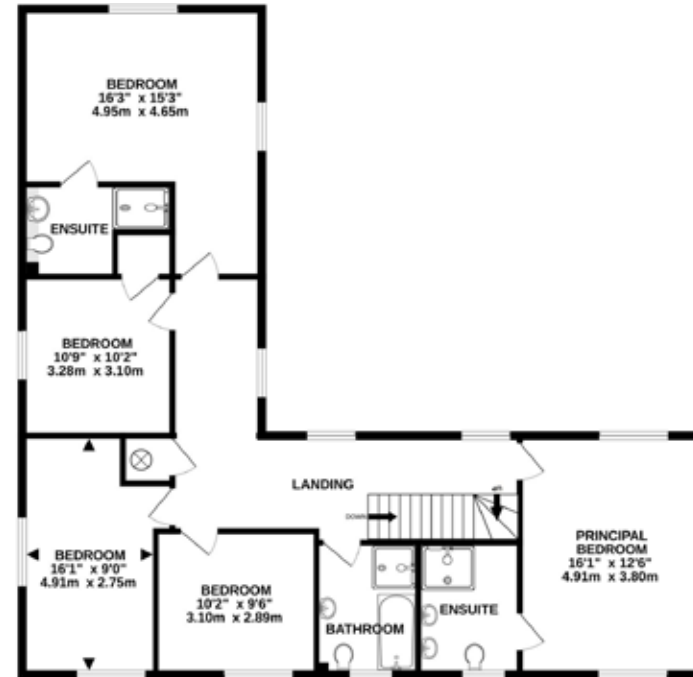
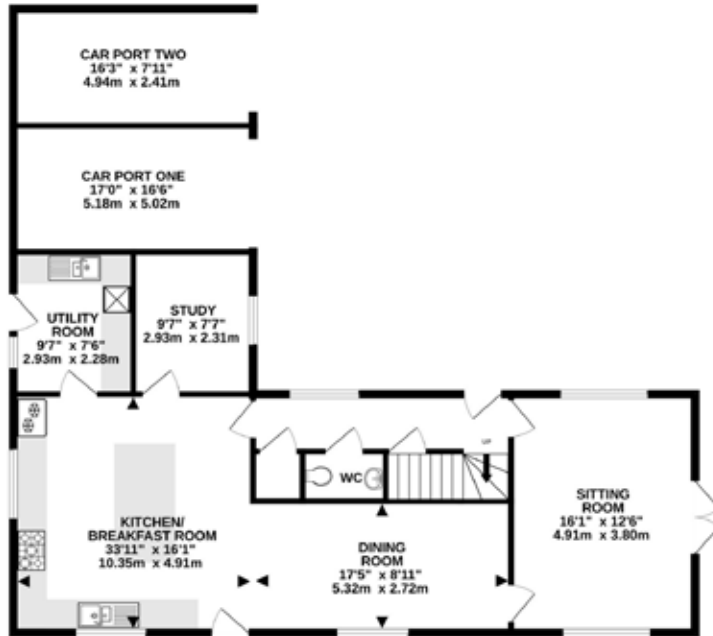
PLOT TWO





A Detached Farmhouse with Five Bedrooms
The Principal Bedroom and Two Further Bedrooms all benefit from an En-Suite Shower Room; Family Bathroom
Open Plan Kitchen/Breakfast and Dining Room; Separate Utility Room and Cloakroom
Dual Aspect Sitting Room
Study
Double Bay Cartlodge
The Accommodation extends to 2,180sq.ft

PLOT THREE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Correct	Very environmentally friendly - lower CO ₂ emissions	Correct
(92-100) A	←	(42-100) A	→
(81-91) B		(31-65) B	
(69-80) C		(24-80) C	
(55-68) D		(16-80) D	
(39-54) E		(9-54) E	
(21-38) F		(21-55) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU directive (2002/91/EC)	England, Scotland & Wales	EU directive (2002/91/EC)



A Detached Barn with Five Bedrooms

The Principal Bedroom benefits from an En-Suite Shower Room, Dressing Room and Juliet Balcony

Four Further Bedrooms, One of which is En-Suite; Family Bathroom

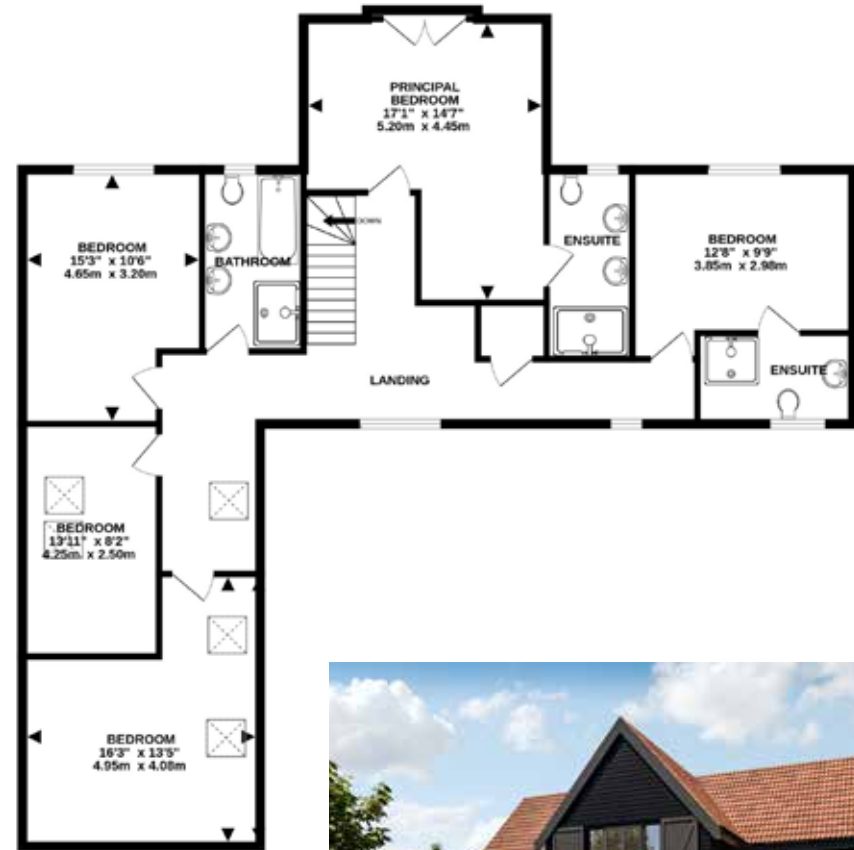
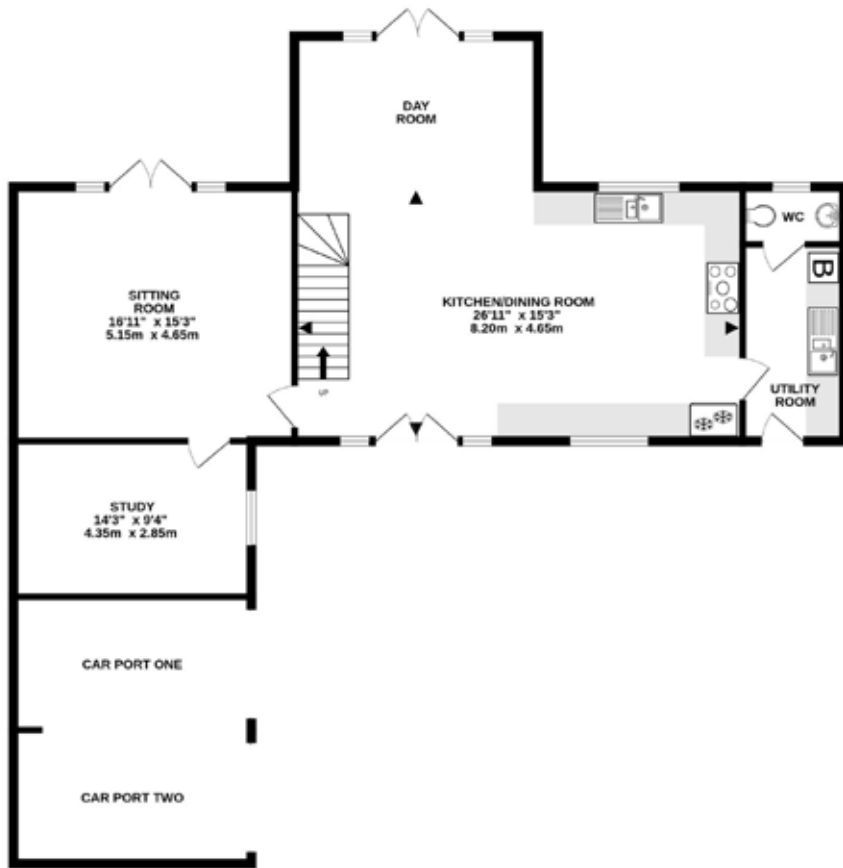
Open Plan Kitchen, Dining Room and Day Room; Separate Utility Room and Cloakroom

Study

Double Bay Cartlodge and South Facing Rear Garden

The Accommodation extends to 2,436q.ft

PLOT SIX



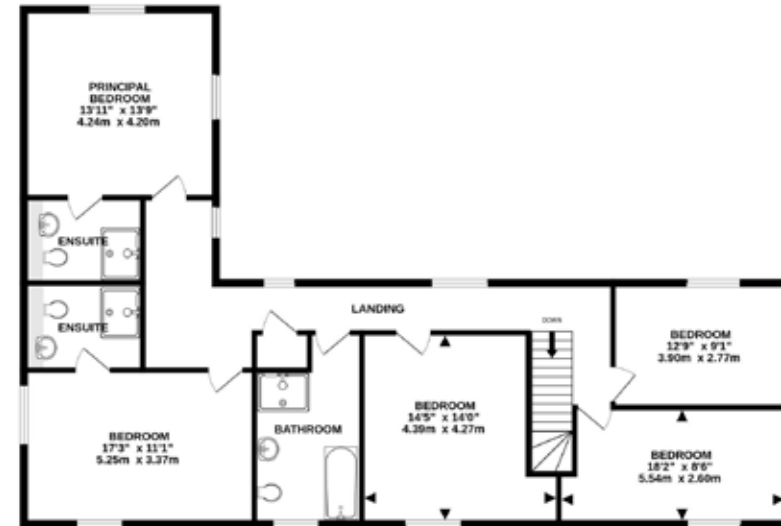
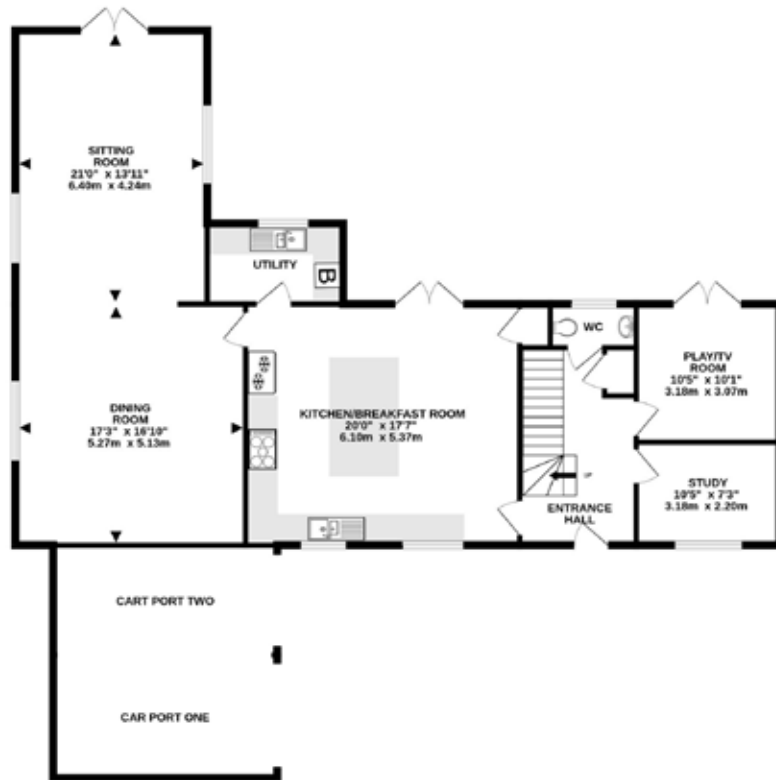
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(10-100) A	
(81-91) B		(91-100) B	
(69-80) C		(80-90) C	
(55-68) D		(69-79) D	
(39-54) E		(54-68) E	
(21-38) F		(39-53) F	
(1-20) G		(1-38) G	
<small>Not energy efficient - higher running costs</small> England, Scotland & Wales		<small>Not environmentally friendly - higher CO₂ emissions</small> England, Scotland & Wales	





A Detached Granary with Five Bedrooms
The Principal Bedroom benefits from an En-Suite Shower Room
Four Further Bedrooms, One of which is En-Suite; Family Bathroom
Large Kitchen/Breakfast Area; Separate Utility Room and Cloakroom
Open Plan Sitting/Dining Room; Study and Playroom
Double Bay Cartlodge and South Facing Garden
The Accommodation extends to 2,826sq.ft

PLOT SEVEN

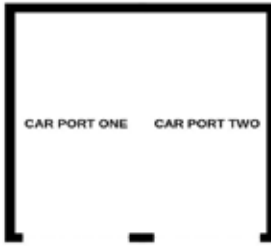
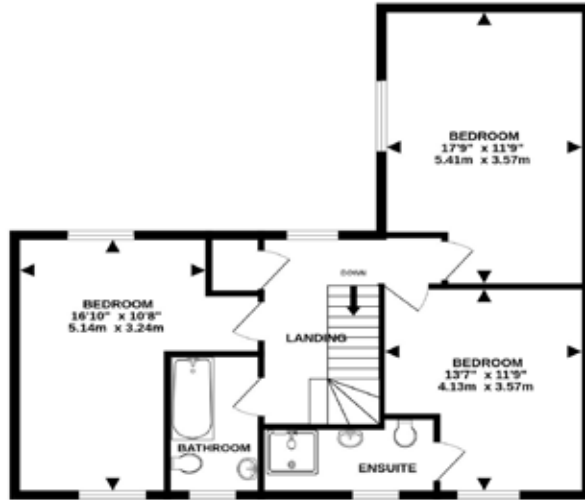
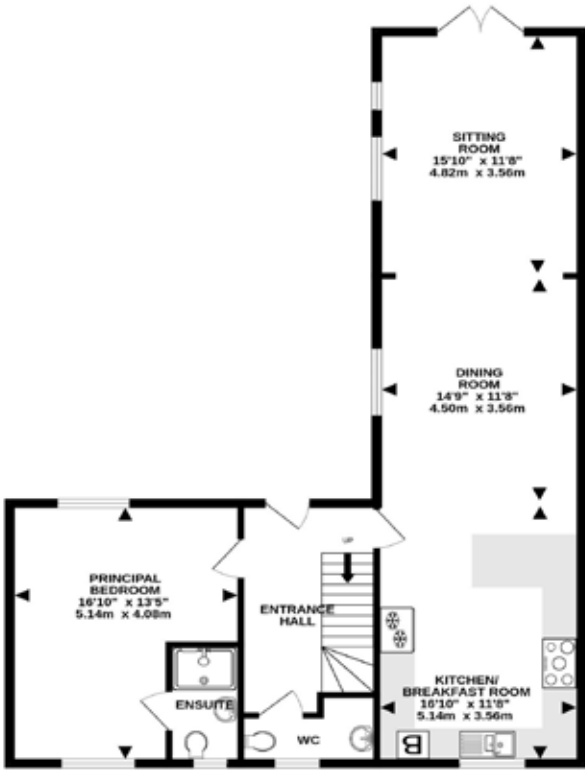


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Current	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	←	(92-100) A	←
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-58) F		(21-58) F	
(1-40) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EPC Rating: B		EPC Rating: B	



A Detached House with Four Bedrooms
The Principal Ground Floor Bedroom benefits from an En-Suite Shower Room
Three Further Bedrooms, One of which is En-Suite'; Family Bathroom
Open Plan Kitchen, Dining and Living Room; Ground Floor Cloakroom
Detached Double Bay Cartlodge
The Accommodation extends to 1,723sq.ft

PLOT EIGHT



Energy Efficiency Rating	Current	Environmental Impact (CO ₂) Rating	Current
Very energy efficient - lower running costs (92-100) A	←	Very environmentally friendly - lower CO ₂ emissions (92-100) A	←
(81-91) B		(87-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs England, Scotland & Wales	By Elextra 2024/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000		



NIGHTINGALE CLOSE

With just six properties available, you'll need to move quick if you want to call one of these impressive homes your own. Built to a high standard, with great thought and care going into the design and finish of each one, these are perfect for a family, sociable couple, retirees, or as a weekend retreat. They are easy to care for but have so much to give. And one could soon be yours...

Living The Dream

Sitting in around 20 acres of woodland, each one of these six residences has its own individual design and layout and all have a timeless exterior that's right at home in the heart of the beautiful Suffolk countryside. From farmhouse style to granary or barn conversion, these have been designed to reflect the character of traditional properties across the area, with a heritage feel. Weatherboarding, rustic brick, stable doors and more all contribute to attractive properties with heaps of personality. Inside this continues – some have fireplaces with inset wood burners, while others have vaulted ceilings with exposed oak trusses. Whichever is the right one for you, you can be confident it's been cleverly designed and will be lovingly finished, with exceptional attention to detail throughout.

Enjoy Life Your Way

The properties here have four or five bedrooms, all of a good size and with at least one en-suite in addition to the main bathroom. All have open plan kitchen and dining rooms, some with an open plan sitting room and others with separate reception areas and studies, so you can choose the layout that best works for you.

All are on mains gas, water and drainage, which is a real bonus in this area. There's underfloor heating to the ground floors too and all the properties are highly efficient, with each one comfortably receiving a 'B' energy efficiency rating. Outside, each has its own private garden and a double bay cart lodge for parking, in addition to spaces on the drive-ways. There will be a lovely green feel, thanks to the abundant planting of trees dotted around, providing colour, interest and shade. This is no 'cookie cutter' development. This is exclusive and beautifully bespoke!

Always An Adventure

You'll be right at the end of a lane here, so there's no passing traffic. You'll have your own private garden and it's such a peaceful spot, but you'll also have the security of knowing you have a handful of neighbours around. The development is surrounded by 20 acres of private woodland that's teeming with wildlife, so there's plenty of birdsong to enjoy as you soak up the sun here. When you need to head out, the village awaits, complete with primary school, farm shop, village hall, pub, playground and more. The beautiful and whimsical charms of Thorpeness are just a five-minute drive, while neighbouring Aldeburgh is known for its fresh seafood and the area has a vibrant arts scene, with nearby Snape Maltings hosting regular concerts and exhibitions. Head north to Southwold and Walberswick for traditional family fun and have a go at crabbing, or grab your binoculars and visit a nearby nature reserve – there really is so much to do here.

INFORMATION



On The Doorstep

Knodishall is conveniently situated half way between Ipswich and Southwold, astride the A12 road. Public transport is provided by rail, with Saxmundham Railway Station being on the Ipswich to Lowestoft line.

How Far Is It To?

Knodishall is situated 4.5 miles from the quintessentially English seaside town of Aldeburgh on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold is 15 miles to the north. The market town of Saxmundham is just 3.5 miles away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 27 miles drive to the south.

Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn left on to the B1125 Dunwich Road and continue on this road and through the village of Westleton and when you reach the junction, turn right onto the B1122 towards Theberton and continue on this road and through the town of Leiston until you reach Judith Avenue. Turn left and follow this road to the end and Nightingale Close will be found on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [fluctuate.exams.riskiast](https://www.threewords.com/)

Services, District Council and Tenure

Gas Central Heating with Underfloor Heating to the Ground Floors

Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk District Council - (tax bands to be decided)

Freehold





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
 23a New Market, Beccles, Suffolk, NR34 9HD
 01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
 Fine & Country website.

