

Brambles Brook
Street
Yoxford
Saxmundham



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Brambles Brook Street

Guide Price £400,000

Chain-Free Coastal Charm with a Glorious Garden...

Tucked away in the charming village of Yoxford, Brambles is a detached three-bedroom home brimming with character and possibilities – offered to the market chain-free. Just a short drive from the Suffolk coast, this property combines village life with seaside proximity.

Set back from the road behind a mature front garden, the home offers off-road parking via a private driveway. A side gate leads you round to one of Brambles' standout features – its spectacular rear garden.

Measuring approximately 30m in length, the garden is a haven for nature lovers and keen gardeners. Thoughtfully landscaped and lovingly maintained over the years, it offers a wonderful sense of privacy and serenity, flanked by mature hedging and trees. A winding country-style path leads through a series of distinct zones: patio terraces ideal for al fresco dining, a vine-covered trellis creating a secret-garden feel, and raised beds overflowing with perennials, irises and ferns. Sunlight moves across the garden throughout the day, with seating areas carefully positioned to make the most of it from morning coffee to evening wine.

To the rear, you'll find a collection of practical and charming outbuildings – including a potting shed and a larger store with power, lighting, and water – offering exciting potential for conversion, a workshop, or even a garden office.

Inside, the home is beautifully proportioned, with two bay-fronted reception rooms featuring chimney breast alcoves and an open fireplace. The kitchen/breakfast room to the rear overlooks the garden and offers ample space to extend and modernise (subject to planning), unlocking even more value and versatility.

Upstairs, three well-sized bedrooms – two doubles and a generous single – share a spacious landing that's perfect for a home office or quiet reading corner. The family bathroom, with its view over the garden, completes the picture.

Brambles sits in the heart of Yoxford, a sought-after village known for its independent shops, historic charm, and access to the Suffolk Coast & Heaths AONB. The coastline is a short drive away, with Southwold, Dunwich and Aldeburgh all within easy reach for days at the beach or bracing coastal walks.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band E

EPC Rating E



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