



Hedgerows, Saxtead, Suffolk



HEDGEROWS is a contemporary detached home in a rural setting. Extended and modernised to benefit from open plan kitchen/dining and living with exceptional views over the large garden makes it an ideal family home.

LOCATION Saxtead is a very popular village because of its proximity to Framlingham. Saxtead is on the outskirts of Framlingham but benefits from the peace and quite of a rural setting with outstanding rural views. The market town of Framlingham lies approximately 2 miles away and is well known for its twelfth century castle and church, the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Wickham Market train station is approximately five miles away with links via Ipswich train station which offers a main line service to London Liverpool Street which taking just over an hour. The heritage coastline lies approximately 17 miles away with the historic towns of Aldeburgh and Southwold.

- Large plot just under 1/2 acre with rural views
- Principal bedroom has ensuite and Juliette balcony overlooking garden
- Open plan living/dining room
- Driveway with ample parking
- Fitted kitchen with large island
- Utility room
- 3/4 bedrooms
- Ideal location with Saxtead being on outskirts of Framlingham



HEDGEROWS - INTERIOR: A charming detached double fronted house set well back from the road with a large front garden and ample parking for several cars. A spacious house full of light. A small porch gives way to the front door which opens onto a fully tiled hallway with access to the downstairs rooms. There is a very open plan feel with one room flowing seamlessly into another. The house did originally have a downstairs bedroom, but this has been converted into the open plan dining room, however, the owners have left the original door so it could easily be put back to bedroom use. The rooms flow from the dining room through into the large kitchen/diner with a large central island with a breakfast bar to one side. Space for a large style fridge freezer, ceramic hob and high-level double ovens with a built-in microwave, further integrated appliances and a corner larder cupboard. French doors look onto the patio area and garden beyond. The kitchen flows into the family room with ample space for seating and beautiful views of the garden. The living room can be opened up with double doors or closed away as a retreat. Off the kitchen there is a comprehensive utility room with fitted units, space for washing machine and tumble dryer with views over the rear garden and a back door.

Upstairs there is a generous hallway which the bedrooms lead off. To the front there is a large double room with wall to wall fitted wardrobes. There is a smaller double to the front and then the principal bedroom is at the back with French doors and a Juliet balcony overlooking the rear garden and an ensuite shower room. The principal bedroom also has wall to wall fitted wardrobes. The family bathroom is also accessed from the hallway.



HEDGEROWS - EXTERIOR: The house sits in a plot of just under 1/2 acre with wooded areas beyond the right hand and rear border of the garden. The large garden stretches down to the summer house at the end with an impressive tree with a tree house toward the bottom. There is a large patio area outside the back of the house with plenty of space for seating and dining. A black boarded barn style garage is to the side of the house as is the working area of the garden with a greenhouse, shed and the oil tank.

Early viewing is recommended.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9RB

SERVICES Oil fired central heating, mains electricity, drainage and water.

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.







Approximate total area⁽¹⁾
191.8 m²

Reduced headroom
1.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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