



JENNIE JONES

EST. 1992

ESTATE AGENTS

**THE HOUSE BELOW THE CHURCH**

**£540,000**

Rendham | Suffolk

# THE HOUSE BELOW THE CHURCH, RENDHAM, IP17 2AZ

Saxmundham – 3.5 miles

Framlingham – 4 miles

Aldeburgh – 12 miles

- Entrance Hall ● Snug ● Spacious Kitchen / Dining Room ●
- Utility / Bathroom ● Sitting Room ●
- Four Bedrooms ● Shower Room ●
- Annexe ● Studio ● Shepherd's Hut ● Attractive Gardens ●

## The Property

The Property is a semi-detached 17th century cottage full of character and original features, set in a generous plot of approximately 0.75 acres (STS). Offering versatile accommodation and a range of outbuildings, it combines period charm with flexible modern living.

Accommodation includes an entrance hall, snug with fire-place, spacious kitchen/diner, utility/bathroom, and a sitting room opening to the terrace and garden. Upstairs there are four bedrooms, including a principal bedroom with dressing area, together with a shower room. Two staircases provide access to additional bedrooms, one with exposed beams and an attic bedroom with sloping ceilings and Velux window.

Outside, the gardens are a real feature, enclosed by fencing and hedging, and laid mainly to lawn with mature trees, flower beds, vegetable garden, summer house, shed, and a large terrace. The property also benefits from ample off-road parking.

A one-bedroom annexe provides self-contained accommodation with a living space, kitchen, and shower room. In addition, there is a Shepherd's Hut with power and lighting, and a Studio currently used as an art space, complete with log burner and French doors to the garden.

## Location

Rendham is a well-regarded Suffolk village, home to The White Horse pub and Juniper Barn café/store. The market town of Saxmundham, around 3.5 miles away, offers Waitrose, Tesco, and rail connections to Ipswich and London Liv-

## Characterful 17th century cottage with annexe, studio and extensive gardens



erpool Street. Framlingham, with its medieval castle, schools, shops, and restaurants, lies 4 miles to the west. The A12 provides easy access to the Heritage Coast, including Aldeburgh, Thorpeness, Southwold, and Dunwich.

### Services

Mains water & electricity

Private drainage (modern sewage treatment plant)

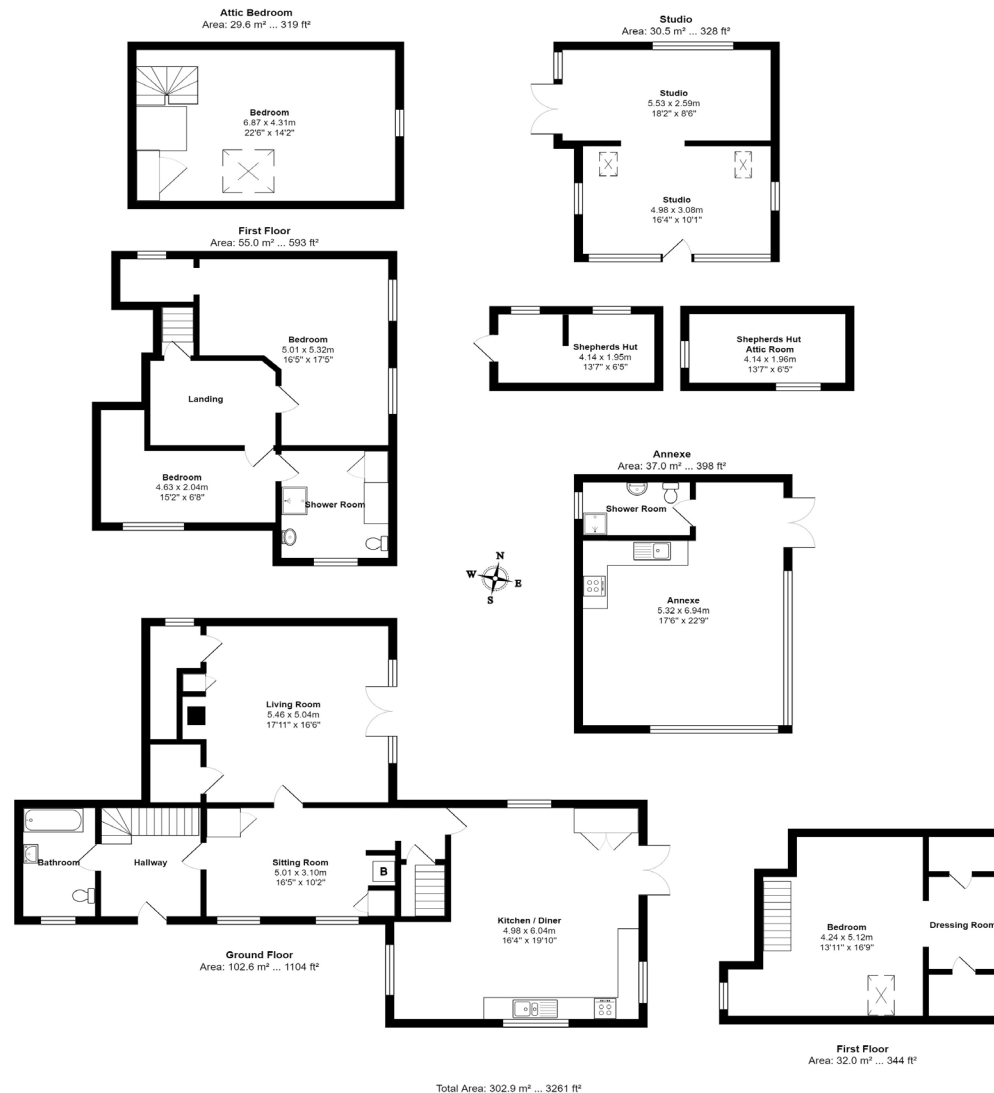
Heating via oil fired boiler

16 Solar panels

East Suffolk Council - Council Tax Band: D

**EPC Rating - F**





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