



**The House Below The Church, Rendham, Saxmundham, IP17 2AZ**

**welcome to**

## **The House Below The Church, Rendham**

This tranquil oasis is the perfect spot to relax and unwind, surrounded by nature. This 17th century cottage truly offers the best of both worlds - a glimpse into the past with all the comforts of modern living.

### **Location**

The Village and Parish of Rendham is situated on the B1119 half way between Saxmundham and Framlingham in the County of Suffolk. It is situated on the River Alde as it flows to Snape, Aldeburgh and then to the sea. A small but vibrant village. Winner of SALC Website of the year 2015. A vibrant community with plenty on offer, including the local White Horse pub, Juniper Barn cafe and deli, village hall, St Michaels Church and various clubs and groups to be involved in. There is also a highly regarded horse riding school situated in the nearby village of Wickham Market. Within 3 miles of Saxmundham, a charming Market Town on the Suffolk Coast, a real working town with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast as well as links to London Liverpool Street, Norwich, Cambridge and Lowestoft. The town also boasts a number of cafés, pubs and restaurants along with a diverse selection of independent shops, further to this it offers a Tesco & Waitrose.

### **Accommodation**

#### **Entrance Hall**

Entrance hall to side, with radiator, storage cupboard, stairs to first floor and double glazed window to side aspect.

#### **Snug, Reception Room Three**

13' 6" x 9' 10" ( 4.11m x 3.00m )

Fireplace housing boiler, coat cupboard, radiator, storage cupboard with shelving and double glazed and single glazed windows to side aspect.

#### **Kitchen, Dining Room**

22' 2" x 19' 7" ( 6.76m x 5.97m )

Entrance door, used as the main entrance, base level units with adjoining worktop, space for oven, fridge and dishwasher. Large larder cupboard, fitted shelving, storage cupboard with space for freezer, one and a quarter sink with mixer tap over. Tiled flooring, radiator, double glazed windows to side, rear and front and single glazed window to side aspect.

#### **Utility Room, Bathroom**

9' 5" x 6' 3" ( 2.87m x 1.91m )

Three piece suite comprising of enclosed bath, low level WC and pedestal wash hand basin. Space for washing machine. Radiator. Tiled walls. Single glazed window to side aspect.

#### **Bedroom Three**

16' 1" x 8' 8" ( 4.90m x 2.64m )

Accessed via a secondary set of stairs, next to the kitchen/dining room, with carpeted flooring, exposed beams, radiator, eaves storage, single glazed window to rear aspect and double glazed roof window. Access into dressing room (7'08" x 5'10") with eaves storage and single glazed window to front aspect.

#### **Landing**

Mixture of carpeted flooring and original floorboards, with exposed beams.

#### **Bedroom One**

16' 7" x 16' 2" ( 5.05m x 4.93m )

With original floorboards, radiator, exposed beams, walk in wardrobe and two single glazed windows to front aspect.





### **Bedroom Four**

14' 9" x 9' 10" max ( 4.50m x 3.00m max )  
With carpeted flooring, radiator, fitted bed and double glazed window to side aspect.

### **Shower Room**

Three piece suite comprising of enclosed tiled shower, low level WC and wash hand basin with storage under. Blackboard wall, airing cupboard, radiator and single glazed window to side aspect.

### **Bedroom Two**

22' 9" max x 8' 10" ( 6.93m max x 2.69m )  
Separate staircase to attic bedroom with exposed beams, radiator, storage, single glazed window to front and double glazed roof window.

### **Outside**

#### **Front Garden**

Shared access driveway, leading up to the property to allow off road parking for multiple cars. Surrounded with lawn, trees and mature shrubs

#### **Rear Garden**

Large gardens amounting to approximately 0.75 acres (STMS), fence and hedge enclosed, mostly laid to lawn with various flower beds, shrubs and trees throughout, a vegetable garden area, summer house, shed and large terrace leading from the living room.

### **Annexe**

23' x 16' 11" ( 7.01m x 5.16m )  
A one bedroom annexe consisting of bedroom space, and living area with base level units, space for fridge and washing machine, gas hob, sink with mixer tap and tiled splashback, two electric heaters, floorboards, loft space and single glazed windows surrounding. Also benefiting from a shower room with three piece suite consisting of shower, low level WC and pedestal wash hand basin, electric heater and double glazed window to rear aspect.

### **Shepherds Hut**

13' 6" x 6' 2" ( 4.11m x 1.88m )  
With power and light, bedroom space upstairs and two single glazed windows to side aspects.

### **Studio**

18' 9" x 17' 5" ( 5.71m x 5.31m )  
Currently utilised as an art studio, with single glazed window, roof window and double glazed French doors into garden, also featuring a log burner.

### **Services**

Mains Electricity  
LPG Gas  
Mains Water  
Sewage Treatment Plant  
Oil Heating  
16 Solar Panels Owned Outright

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## The House Below The Church, Rendham

- Semi-Detached Cottage With Period Features
- Desirable Village Location With Cafe & Pub
- Extended To Create Modern Living Space
- Four Bedrooms Across Three Floors
- Additional One Bedroom Annexe

Tenure: Freehold EPC Rating: F

offers in the region of

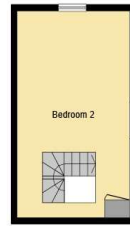
**£625,000**



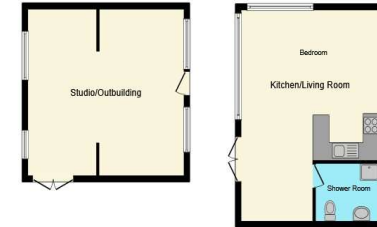
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
FLH104924 - 0003

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