



THE LODGE

SIBTON GREEN, SIBTON, SAXMUNDHAM, IP17 2LY



Located on a rural road in the quiet charming village of Sibton, this detached lodge offers two double bedrooms and is ideal for those looking for a holiday home or business potential!

Stepping through the front door, you are welcomed into a bright and spacious open-plan kitchen, dining, and sitting room. This versatile layout creates a seamless flow, perfect for cooking, relaxing, and entertaining in one cohesive space. The well-appointed kitchen offers a generous range of base units, providing ample storage and workspace, along with designated areas for essential white goods. A convenient pantry cupboard is ideal for food storage, complemented by a further built-in cupboard for additional practical storage. Bedroom one is a generous double bedroom overlooking the garden, complete with an en-suite bathroom that includes a freestanding bath, basin, and toilet. Bedroom two is also a spacious double room, featuring its own en-suite with a shower, basin, and toilet. This bedroom also benefits from a dedicated utility area, providing extra space for white goods and laundry appliances. Outside, the garden is predominantly laid to lawn, bordered by mature trees that provide both privacy and a charming natural setting. Beyond the main garden area, there is a delightful woodland section that opens onto views of the neighbouring field — a peaceful spot to enjoy local wildlife and the surrounding countryside. Ample off-road parking is available, and The Lodge further benefits from both vehicular and pedestrian rights of way across the additional parking area that is used for the neighbouring properties.

SERVICES - Mains water and electricity are connected. Heating is provided for by way of electric radiators. Drainage is via a private drainage system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

building regulations, and project management - please contact the team directly.

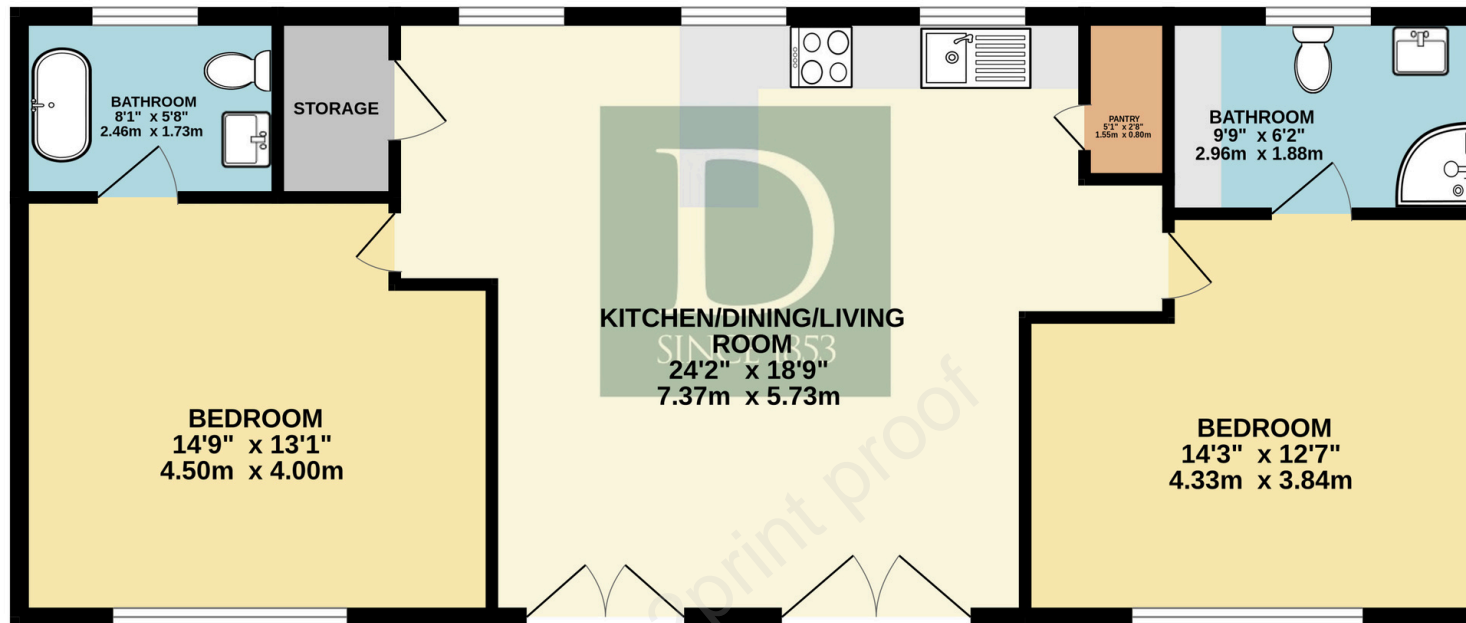
AGENTS NOTES – The approved holiday unit shall be occupied solely as holiday accommodation and for no other purpose whatsoever including residential use. No unit shall be occupied for more than 56 consecutive days in any calendar year by the same person or persons. The owner shall maintain and keep available for inspection at all reasonable times, an up to date register of lettings.





FLOOR PLAN

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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