



WOODBURY

OLD HIGH ROAD, YOXFORD, SAXMUNDHAM, IP17 3HL



Located in the well served village of Yoxford, this detached home offers five bedrooms, annexe accommodation, a range of outbuildings and a well looked after garden!

Entering through the side door, you are welcomed into the conservatory — a bright and inviting space that serves as the heart of the home for the current owners, offering lovely views over the garden. From here, you step into a generously sized sitting room, where a wood burner provides a charming focal point. This sociable area is perfect for family living and entertaining. Adjoining the sitting room is a separate annexe-style living area. The annexe reception room enjoys ample natural light, with doors opening directly onto the garden. The double bedroom overlooks the side aspect, while the recently modernised bathroom features a shower, basin, and toilet. Although the annexe does not currently include a kitchen, there is potential to incorporate one into the main reception area if desired. This versatile space is ideal for multigenerational living or as accommodation for visiting guests. The main kitchen/breakfast room enjoys views across different aspects of the garden and offers a good range of wall and base units, along with integrated appliances including a dishwasher. A charming feature fireplace enhances the adjoining dining area, adding warmth and character. Off the kitchen, a practical utility room provides additional storage and convenient access to the rear garden. Completing the ground floor is bedroom five — a single room that could alternatively serve as a comfortable home office, complete with built-in wardrobe space. Upstairs on the first floor, a spacious landing provides access to all of the bedrooms and family bathroom. The principal bedroom features a useful storage built into the eaves, additional fitted wardrobe space, and a private ensuite complete with a shower, basin, and toilet. Bedrooms two and three are also generous double rooms, each offering ample space for furnishings. Completing the accommodation on this level is the well-appointed family bathroom, which benefits from a bath, separate shower, basin, and toilet. Outside, the garden has been beautifully maintained and developed by the current owners. A generous shingle driveway provides ample off-road parking, while the grounds themselves offer a variety of features. At the heart of the garden sits a pond, complemented by raised vegetable beds and a pleasant patio area. Much thought has also been given to the outbuildings. A range of sheds provide excellent storage for gardening tools or could serve as workshop spaces, benefiting from an electricity supply. The current owners have also built a summer house, offering a space to enjoy the garden throughout the year — whether it's keeping warm during the cooler months or relaxing beneath the pergola in summer. An additional outbuilding provides comfortable accommodation for guests, featuring a double bedroom and a bathroom with shower, basin, and toilet. Adjacent to this is a separate room currently used for storage, which offers potential to be converted into a kitchen area — ideal for enhancing the annexe into a fully self-contained living space.

Overall, this property is perfect for those seeking a home with generous living accommodation, well-maintained outdoor space, and excellent local amenities — all ready to move straight into.

Freehold – Tenure

Services – Mains water, drainage, electricity and gas are connected to the property. Heating is provided by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order). Viewing - Strictly by appointment with the agent's Halesworth office. Please call . Durrants Building Consultancy - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – TBC

Local Authority - East Suffolk Council - E



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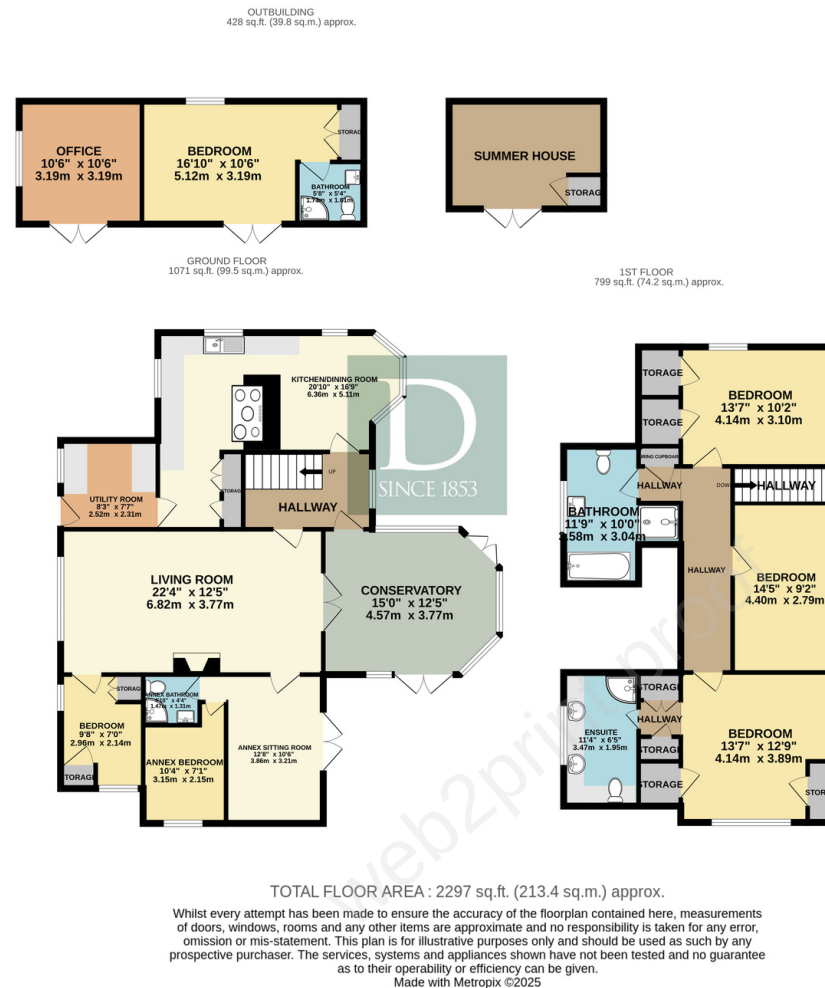








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