

A beautifully presented Hopkins and Moore house, forming part of an exclusive development along Priory Lane and overlooking open farmland at the rear.

Guide Price
£750,000 Freehold
Ref: P7377/J

2 Priory Meadows
Darsham
Suffolk
IP17 3QY



Entrance hall, 19' sitting room, open plan kitchen and dining room, study, utility room and cloakroom.

Master bedroom with ensuite shower room, three further double bedrooms and family bathroom.

Double garage and driveway.

Landscaped gardens overlooking open farmland to the rear.

No forward chain.

Contact Us



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Location

The property will be found along Priory Lane in a delightfully quiet location on the edge of the village. Darsham is a charming village close to Suffolk's beautiful Heritage Coast. Darsham benefits from a popular dining pub house, The Fox, as well as a well supported, recently built village hall with village green, and a petrol station with general stores. There is also the railway station, which is just over a mile from the property, and which is on the Ipswich to Lowestoft line, with onward links to London's Liverpool Street station. Within 1½ miles is the popular village of Westleton, and the sea at Dunwich is 4½ miles as is the Minsmere RSPB bird reserve. The popular coastal locations of Southwold, Walberswick and Aldeburgh are also close by.

The A12 trunk road is under a mile from the property providing easy links throughout the east of the county. Within 6 miles is Saxmundham, where there are both Tesco and Waitrose supermarkets, as well as a number of individual shops. There are GP surgeries and schools in both Saxmundham and Halesworth. Halesworth, also 6 miles, offers a good selection of shops, eateries and facilities, as well as The Cut arts centre hosting many music events and classes. Golf and sailing can both be found close by, as well as other lovely market towns such as Woodbridge and Framlingham, with its historic medieval castle. Snape, with its world famous concert hall, is 10 miles.

Description

2 Priory Meadows is a beautifully presented, four double bedroom house, which forms part of a small and exclusive development of just four properties that were built by the award winning local developer, Hopkins and Moore, in 2016. As such it benefits from the remainder of the 10 year NHBC guarantee. Whilst the property is only eight years old, it has been maintained extremely well during the current owners' tenure.

In all, the accommodation extends to over (1,630sqm) and comprises a spacious entrance hall for receiving guests, a wonderfully light, twin aspect 19' sitting room with open fireplace containing a wood burning stove, an open plan kitchen and dining room arrangement together with a study, cloakroom and utility room on the ground floor. On the first floor there is a master bedroom with ensuite shower room, together with three further double bedrooms and a family bathroom.

What really sets 2 Priory Meadows apart is its wonderfully quiet location and impressive outlook at the rear across open farmland to the east. The shared shingle drive leads to a generous parking area in front of the detached double garage, whilst the front gardens, which straddle the driveway and return back to Priory Lane, have been landscaped. The rear garden enjoys the outlook over the adjoining agricultural field, and includes a very generous patio area incorporating a brick built pizza oven and smoker/barbeque.



















2 Priory Meadows, Darsham

Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired boiler serving the central heating and hot water systems. Water softener.

Broadband To check the broadband coverage available in the area go to –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area go to –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating B (A copy of the full report is available from the agents on request).

Council Tax Band E; £2,522.26 payable per annum 2024/2025

Local Authority East Suffolk House, Station Road, Melton, Woodbridge, Suffolk . IP12 1RT;
Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note the following may affect properties in East Suffolk. Proposals exist to build new park & ride sites, lorry parks and railway lines and make road improvements to service the proposed new Sizewell C power station. Further information can be found on the Sizewell C website — www.szcworkstracker.co.uk.

June 2024



Directions

Travelling in a northerly direction on the A12, proceed through the village of Yoxford and pass Darsham railway station on your left and the garage on your right. After approximately half a mile take the right hand turning where signposted to Darsham and Westleton. Continue into the village along The Street. Shortly after the village hall turn left onto Priory Lane. Continue along Priory Lane for a short distance, and the entrance to Priory Meadows will be found on the right hand side. On entering Priory Meadows bear left, and the property will be found on the right hand side.

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