

A detached house which has been fully renovated in a stylish, contemporary fashion, standing in a lovely position within the heart of Benhall Green.

Guide Price
£550,000 Freehold
Ref: P7390/C

Wild Weasels
9 Benhall Green
Benhall
Saxmundham
Suffolk
IP17 1HU



Hallway, kitchen/dining room, sitting room.
Ground floor bedroom and bathroom.
Three first floor double bedrooms and shower room.
Off road parking and garage.
Front garden with raised flower beds.
Landscaped rear garden with decking, lawn,
summer house and shed.
NO FORWARD CHAIN

Contact Us



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Location

The small village of Benhall Green benefits from its own primary school and is situated just 1.5 miles to the south of Saxmundham. Here there are excellent services including a Waitrose supermarket, Tesco supermarket, high street including a variety of shops and services and also a railway station with trains to London's Liverpool Street Station. The property is located in a delightful position and it benefits from being close to the A12 and Suffolk's Heritage Coast that is only 6.5 miles to the east with lovely destinations such as Aldeburgh and Thorpeness. The renowned Snape Maltings Concert Hall is just 3.5 miles. The riverside town of Woodbridge is approximately 12 miles.

Description

Wild Weasels is a detached chalet style house that has been beautifully renovated in a contemporary style. The house is of brick and block construction with rendered elevations under a tiled roof. The house sits in a lovely position within the village, set back from the lane over a shingle driveway which leads to off road parking. The house has been upgraded significantly during the owners tenure with virtually every aspect of works being undertaken. These included fully rewiring, replumbing and new radiators, new aluminium double glazed windows which are powder coated, new flooring, kitchen and bathrooms. Of particular note are the relatively wide doorways without thresholds making ground floor living easier for those who need to avoid steps and stairs.

A door, flanked on both sides by windows leads to a wide hallway which has solid ash floorboards that continue through to the sitting room and also the ground floor bedroom. From the hallway, there are ash stairs with recessed spotlights leading to the first floor landing, with a feature "artichoke style" light fitting. In the hallway is a built-in storage cupboard and doors off to the kitchen/dining room, sitting room, bedroom and bathroom. The dual aspect sitting room has a south-west facing window to the front with plantation shutters as well as bi-fold doors opening up to the north-east facing decking which overlooks the garden. There is a highly impressive kitchen/dining room. This is north-east facing, with bi-fold doors and windows opening out to the rear garden. There are high and low level wall units constructed of acrylic made by Parapan. There are stone style worktops, and inset Blanco Italian sinks with contemporary Blanco tap above. In addition, is an inset five ring Smeg hob with Miele extractor fan. There are two Siemens electric ovens as well as a steam oven and microwave. In addition is an integrated Siemens fridge and freezer, dishwasher and washing machine. Of particular note are the vertical Bisque radiators. In addition, there is a kitchen island with bar and inset power points. Also on the ground floor is a good size double bedroom with southwest facing window to the front of the property overlooking the raised vegetable gardens and patio. This is fitted with shutters. Adjacent to this is a bathroom with roll top bath on timber block stands, a circular hand wash basin on a glazed timber stand and also a WC. Again this room has a window to the front.

Stairs lead to a landing with ash floorboards and south-east facing Velux window. From here is access to three double bedrooms, all of which have windows overlooking either the front or rear garden and benefit from shutters and recessed spotlighting. There is also a fully tiled shower room, with shower unit, circular hand wash basin with cupboard below and WC. There are towel radiators and window with views of the rear gardens.

A shingle drive from the road leads to parking for a number of vehicles adjacent to which are the rendered, raised flower and fruit beds that were designed by Juliet Sargeant. There is a garage adjoining the house which is again of brick and block construction with rendered elevations under a tiled roof. It measures approximately 16'6 x 9'1 and is home to the oil-fired boiler. It has an electric roller shutter door to the front. The rear garden can be accessed via either side of the house. This is a particularly attractive and private area with extensive raised decked area abutting both the kitchen/dining room and sitting room. Beyond this is a shingle pathway that meanders around the border of the property and beyond which are beds and an abundance of shrubs and flowers including lavender, catmint, jasmine, balsam poplar, clematis and honeysuckle.

Within the centre of the rear garden is lawn, off which is an area of decking and a pergola, with power connected. In addition is a summer house. This is fully insulated and has power connected and benefits from solid ash flooring. There are French doors and windows overlooking the garden as well as an area of decking to the front with inset spotlights. It makes for an ideal home office. Also within the grounds is a timber garden shed and there is an aluminium water feature which is remote controlled. In all the gardens and grounds extend to approximately 0.2 acres.

















Wild Weasels, 9 Benhall Green, Benhall

Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft

Outbuilding = 13.9 sq m / 150 sq ft

Total = 185.9 sq m / 2001 sq ft



 = Reduced headroom below 1.5m / 5'0"



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired central heating with bottled gas for the hob. There is a solar panel for hot water.

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

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

EPC Rating = C (copy available upon request)

Council Tax Band E; £2,521.48 payable per annum 2024/2025

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

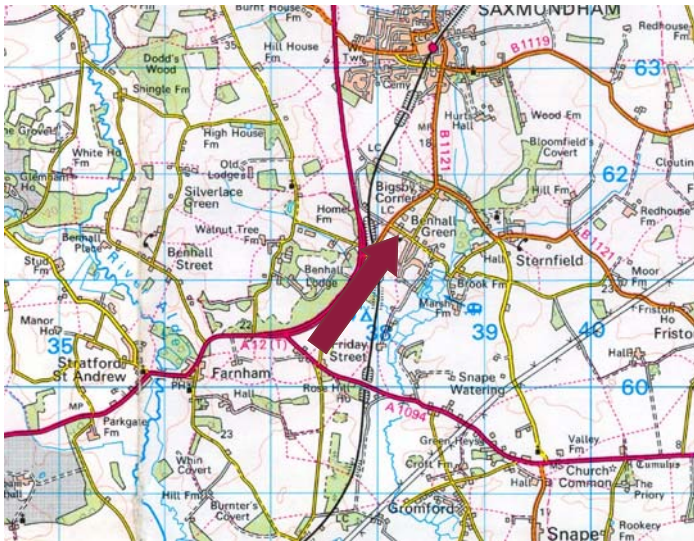
NOTES

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2025



Directions

On the A12 heading north proceed through Stratford St Andrew and Farnham. Continue past the turning on the right and take the next junction on the right signposted to Benhall Green and Saxmundham. Take the first right turning towards Benhall Green and Wild Weasels will be found a short way along on the left hand side.

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