

*A four bedroom detached house
standing in grounds of over an acre
within the village of Stratford St
Andrew.*

Guide Price
£550,000 Freehold
Ref: P7585/C

Brereton House
Great Glemham Road
Stratford St Andrew
Saxmundham
Suffolk
IP17 1LL



Porch, sitting room, kitchen, utility room, dining room,
conservatory and cloakroom.

Four first floor bedrooms, en-suite shower room and family
bathroom.

Off-road parking.

Large rear garden with outbuildings and greenhouses.

In all 1.1 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Bereton House is just a short walk from the amenities of the village of Stratford St Andrew. The village benefits from a Jet petrol station with a shop and an active community centre, the Riverside Centre, which hosts many classes and activities. There is also a children's play area within the village playing field. Being close to the A12, the property is well placed to gain access to most of the areas prominent centres, which include the coastal towns of Aldeburgh, Thorpeness, Walberswick and Southwold. The village of Snape, the home of the Aldeburgh Festival, is about 4 miles and the market town of Saxmundham lies about 3 miles to the north-east, which has a good range of shops including Waitrose and Tesco supermarkets, as well as a railway station with trains to Ipswich and onto London's Liverpool Street station. The historic town of Framlingham lies about 4 miles to the north-west with excellent schooling in both the state and private sector. Woodbridge lies about 8 miles to the south-west and the County town of Ipswich lies about 18 miles, also to the south-west.

Description

Brereton House is a detached four bedroom dwelling which is believed to date from the 1970s, and was extended in the 2000s. It benefits from ample off-road parking as well as gardens and grounds extending to 1.1 acres. The house has UPVC double glazing throughout as well as an oil-fired central heating system. In more recent years, the kitchen and bathroom facilities have been updated.

A front door opens to a porch which in turn leads to the sitting room. This spacious dual aspect room has a fireplace and door to an inner lobby where there are stairs to the first floor landing and doors off to the kitchen, cloakroom and dining room. The kitchen has modern high and low-level wall units with integrated electric ovens and an American style fridge freezer. In addition is a halogen hob with extractor fan above and a one and a half bowl sink. There is a window to the side of the property and French doors opening to the rear patio and garden. A further door from the kitchen leads into the utility room where there are high and low-level wall units, a dishwasher and washing machine. Here there is also a sink. There is a window and door to the exterior.

The dining room has an understairs cupboard and door to the exterior as well as sliding doors leading to the conservatory. This is of UPVC construction under a polycarbonate roof and has French doors opening out to the patio. It has electric underfloor heating. The cloakroom has a WC and handwash basin.

On the first floor landing there is a window, airing cupboard and access to the four bedrooms. The principal bedroom overlooks the rear garden and has fitted wardrobes. It leads to a spacious shower room that comprises WC, bidet, handwash basin and fitted cupboards. This also has electric underfloor heating. Two of the further bedrooms can be used as doubles and have wardrobes. The fourth bedroom is a single and overlooks the rear of the property. In addition is a family bathroom that comprises a bath, shower, WC and handwash basin.

The Outside

To the front of the property is a brick paved driveway providing off-road parking for a number of vehicles. There is vehicular access through gates to one side of the house. This leads to the rear patio that abuts the kitchen and conservatory, and also the garden. This is mainly laid to grass and has a number of mature trees and shrubs. In addition, are a number of outbuildings, greenhouses and covered seating area.

















Brereton House, Stratford St Andrew

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. It is believed that drains run into a sewage treatment plant maintained by a local housing association and the vendors are researching this. Oil-fired central heating. PV panels providing an income.

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 = D (Copy available from the agents upon request).

Council Tax Band E; £2,677.28 payable per annum 2025/2026

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.

4. Probate has been granted.

May 2025



Directions

From the A12 heading north, proceed into Stratford St Andrew. After the Jet petrol station, turn left onto the Great Glemham Road. Proceed up the hill and bear to the right where Brereton House will be found a short way along on the right hand side as indicated by the Clarke and Simpson board.

What3Words location: [///trades.amicably.squeezed](https://www.what3words.com/#!/trades.amicably.squeezed)



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