

A detached four bedroom extended house situated on Saxonfields, within the village of Snape, within walking distance of the pubs and Maltings.

Guide Price
£650,000 Freehold
Ref: P7614/C

1 Saxonfields
Snape
Suffolk
IP17 1QA



Boot room, open plan kitchen/dining room, sitting room, cloakroom, study and utility room.

Four first floor bedrooms, one with a balcony.

Bathroom and en suite shower room.

Off-road parking and garden.

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

Saxonfields is located within walking distance of the centre of Snape where there are two inns, The Golden Key and The Crown. The village is also home to the Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn. There are wonderful walks within the area, both along the river to Aldeburgh and Iken, and in the nearby forest. Sailing is to be found at Orford and Aldeburgh, and there are golf courses in the area. Aldeburgh, which is fewer than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

Description

1 Saxonfields was constructed in the late 1990s and is of block construction with rendered elevations under a tiled roof. It offers good size accommodation, particularly on the ground floor where there is an excellent open plan L-shaped kitchen/dining room. The main entrance to the house, from the driveway is through a glazed door flanked on both sides by windows, into the boot room. This has a fitted bench with cupboards below and leads to the kitchen/dining room and also to the utility room. This was previously the garage and is home to the oil-fired boiler. It has high and low-level wall units and space and plumbing for a washing machine and tumble dryer. The large, L-shaped kitchen/dining room is particularly light and has windows and also French doors opening to a courtyard garden. There are high and low-level wall units, an integrated fridge freezer and dishwasher. In addition, is a space for a range cooker with bottled gas connection. Doors lead off to the study and also to the sitting room. This has a brick fireplace, fitted shelving and a window to the front of the property. It leads into the front hallway where there is a door to the exterior, a cloakroom with WC and also a cloak cupboard. Adjacent is a dual aspect study. Stairs from the ground floor front hallway rise to the first floor landing which has access to the four bedrooms and bathroom. The principal double bedroom is a dual aspect room and has a built-in wardrobe as well as French doors opening out to a large balcony that measures 14'6 x 10'9. The second bedroom is also a good size double with built-in wardrobe, window to the front and also an en-suite shower room that comprises a WC, shower and handwash basin with cupboard below. The third bedroom is a double with window to the front with a built-in wardrobe. The fourth bedroom is a single and overlooks the balcony. In addition there is a bathroom which comprises a WC, handwash basin and bath.

The Outside

The property is approached from Saxonfields via a shingle driveway which provides off-road parking for two or three vehicles. This leads to a sandstone patio which faces south-east. Off the kitchen/dining room is a courtyard garden laid with sandstone patio. This continues to the main garden which lies to the front of the house and faces south-west. This is triangular in shape and is bordered by fencing and hedging. It contains mature trees and shrubs. The front of the house is adorned by Wisteria. Within the grounds is a garden shed. In total, the plot extends to 0.11 acres.



















1 Saxonfields, Snape

Approximate Gross Internal Area = 163.9 sq m / 1764 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating system with bottled gas connection for the hob.

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 D; £2,170.85 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.

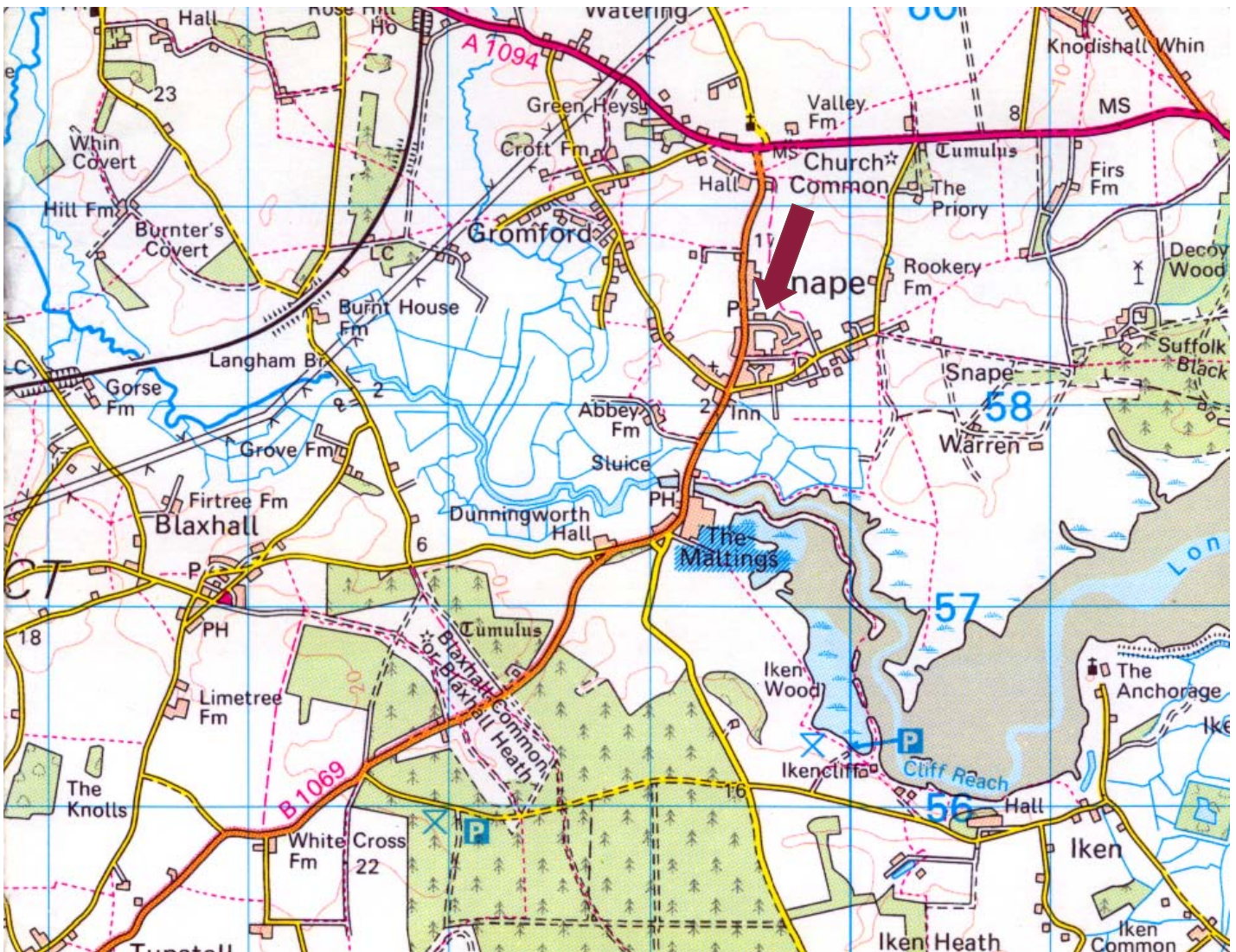
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2025

Directions

Enter the village of Snape on the A1094 and at the church crossroads turn right, proceeding into the village. Take the left hand turning into Saxonfields, before the school. Proceed along the no-through road where number 1 is the second house on left hand side.

What3Words location: /// posting.aviation.restores



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.