

*A spacious detached house with grounds of half an acre within the village of Rendham and within walking distance of the pub and coffee shop.*

Guide Price  
£750,000 Freehold  
Ref: P7733/MC

Sequoia House  
Bruisyard Road  
Rendham  
Saxmundham  
Suffolk  
IP17 2AQ



Entrance porch, reception hall, study, dining room, sitting room, garden room, breakfast room, kitchen, utility room and cloakroom. Bedroom one with en-suite bathroom, four further first floor bedrooms and family bathroom.

Off-road parking and double garage.

Rear garden with meadow views. Workshop and greenhouses.

In all, grounds of 0.5 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

Sequoia House is situated within the desirable village of Rendham and set along the Bruisyard Road. The village benefits from a popular public house, The White Horse and café, Juniper Barn. Saxmundham and the A12 trunk road is approximately 3.5 miles to the east. Immediately adjacent to the property is a public footpath which provides access to a walk across the adjacent meadows to the neighbouring village pub, The Sweffling White Horse. Saxmundham offers a comprehensive range of commercial facilities including Waitrose and Tesco supermarkets. There are trains to Ipswich and through to London's Liverpool Street Station. The historic market town of Framlingham is approximately 4 miles to the west and is best known locally for its fine medieval castle. There is also a good selection of shops, public houses and restaurants and well as excellent schools in both the state and private sector. The main A12 trunk road is within 2 miles and provides easy access to the popular Heritage Coast centres of Aldeburgh, Thorpeness, Southwold, Dunwich and Walberswick.

## Description

The property is a spacious five bedroom family home with mature gardens and grounds extending to 0.5 acres. It is believed that the property dates from the 1990s. The house has brick elevations under a tiled roof, with timber framed double glazed windows throughout. It extends to 2461 sq. ft.

Double doors to the front of the house provide access to a porch which has a door to the reception hall. This has a large cloak cupboard, an understairs cupboard, a cloakroom with WC and handwash basin, and stairs to the first floor landing. Doors lead off to the study, dining room, sitting room and kitchen. The dining room is a dual aspect with a window to the front and side of the property. There is also a built-in display cupboard. The study is also dual aspect with a window overlooking the driveway and side of the property. This has a fitted wall cupboard with shelving. The sitting room has a fireplace which is home to an LPG fired stove and is flanked on one side by a fitted display cabinet. There are windows to the side and rear of the property. A door leads into the garden room. This takes full advantage of views over the rear of the property and towards a meadow. There is also a window to one side and French doors opening out to a patio. A door opens to a breakfast room which has a window to the rear and an opening to the kitchen. This is fitted with high and low-level timber wall units and a worksurface. There is an integrated double electric oven and space and plumbing for a dishwasher. There is a four ring LPG Neff hob and a one and a half bowl stainless steel sink. A door opens to a utility room that has high and low-level wall units and a stainless steel sink. There is a window to the front and a door opening to the rear patio. There is space and plumbing for a washing machine and tumble dryer. There is also a water softener. The wall mounted Vaillant boiler was fitted in 2024.

The first floor landing has a hatch to the roof space and a built-in airing cupboard with hot water cylinder. Doors lead off to the five bedrooms and bathroom. The principal bedroom is dual aspect with a window to the front of the property and windows to the rear with fine views over the garden. It has a number of fitted wardrobes and access to an en-suite bathroom comprising a WC, handwash basin set within cupboards, and a bath with shower above and a folding glazed screen. Bedroom two has a window to the rear of the property, again with lovely views. There are fitted wardrobes. The third bedroom has a skylight and a south-west facing window to the rear along with fitted wardrobes. Bedroom four is a double or large single with a window to the rear and fitted cupboards. The fifth bedroom is a good size double which is understood to have historically been used as a kitchenette and then more recently as a library. It has fitted shelves, a handwash basin and a window to the front of the property.

## Outside

To the front of the property is a substantial parking area which provides off-road parking for a number of vehicles. This leads to a garage which is of brick construction under a tiled roof. It measures 5.32m (17'5) x 5.27m (17'3). It has up and over doors to the front, windows to two sides and a personnel door.

The front garden is enclosed by hedging and trees and there is access to the rear garden via either side of the house with one of the sides having space for a vehicle or large mower. Immediately to the rear of the house, which faces south-west, is a substantial terrace with steps leading down to a further patio area and feature pond. Here there are beds with flowers and shrubs and the house itself is adorned by wisteria. Beyond the patio area is lawn where there is a summer house and also a workshop/potting shed which is of timber construction under a tiled roof. There are also two greenhouses both with electricity and water. The rear garden is enclosed by hedging and mature trees and at the bottom is the stream beyond which is a neighbouring meadow.

























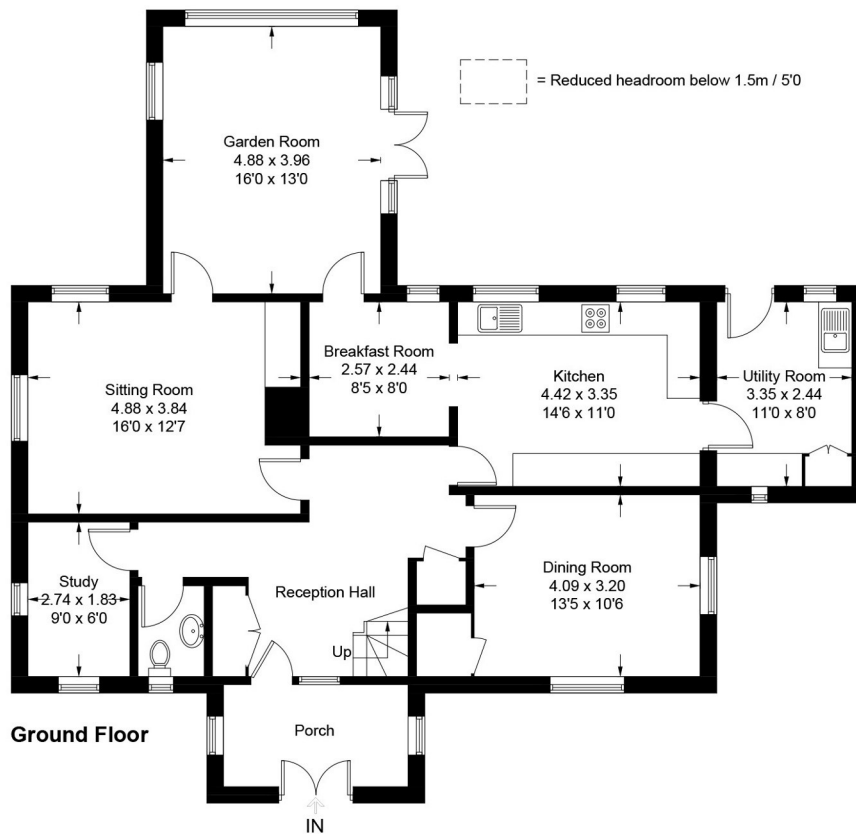
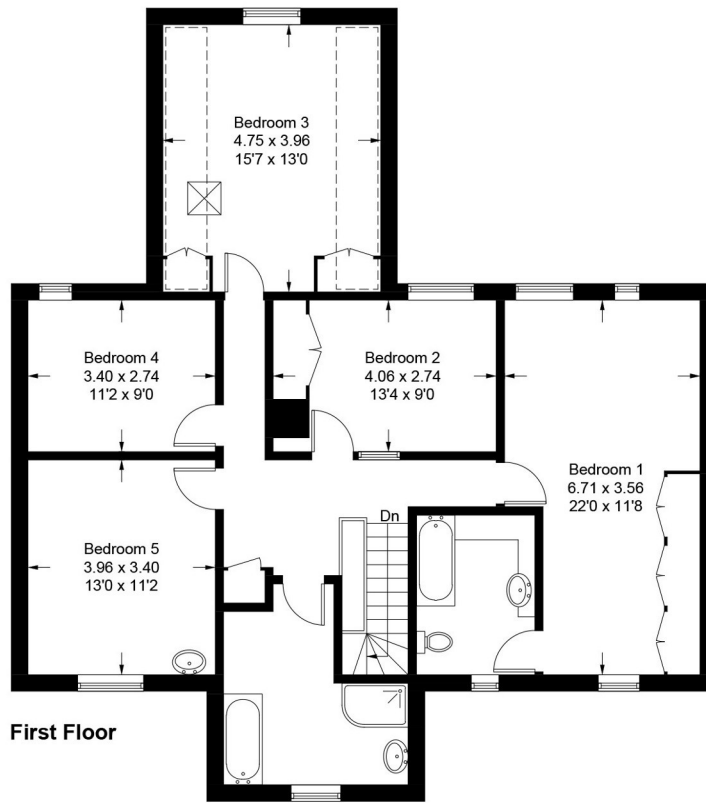






# Sequoia House, Rendham

Approximate Gross Internal Area = 228.6 sq m / 2461 sq ft





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. LPG fired central heating. Private drainage system (it is believed that the system bio digests and weeps into the gardens sandy soil within it own drainage field and not into the water course).

*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 = E (Copy available from the agents upon request).

*Council Tax* Band F; £ 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.

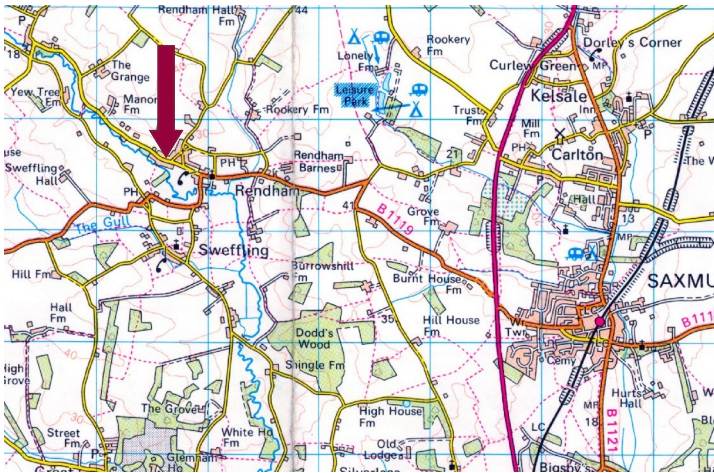
3. A Property Information Questionnaire has been completed and can be emailed to interested parties.

4. The property sale is being managed by The New Homes Group (TNHG). Should an interested party make an offer, the agents will qualify this and then pass the details to TNHG who will manage everything moving forward. By viewing the property, the agents assume that interested parties give permission for their details to be passed onto TNHG.

5. The house sits in a raised position. It is understood that even during significant floods, water has only come into the very bottom of the garden.

*October 2025*





## Directions

From Framlingham proceed out of the town the B1119 through the outskirts of the village of Sweffling and into Rendham. At the White Horse public house turn left onto the Bruisyard Road and proceed on this road where Sequoia House will be found on the left hand side.

For those using the What3Words app:  
/// reminds.flamenco.shunted



Need to sell or buy furniture?

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