



## Aldeburgh, Suffolk

Guide Price £1,700,000

- Exceptional Family Home
- Three Bedroom Suites Plus Two Further Bedrooms and Family Bathroom
- Close to Golf Club
- EPC - C
- 3/4 Acre Private Gardens (subject to survey)
- Bespoke Kitchen / Breakfast Room
- Double & Single Garages
- Two Reception Rooms and Study
- Gas Fired Central Heating
- Potential separate two/three bedroom cottage - SSP



# Saxmundham Road, Aldeburgh

A stunning detached family of outstanding quality, set in circa 3/4 of an acre of south facing private gardens.

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths.

Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: G



## DESCRIPTION

This unique detached house, dating back to 1930, has been thoughtfully expanded and altered over time to create a spacious and charming family home. It blends original character with modern design, offering a range of well-proportioned reception rooms, including a splendid open-plan kitchen, dining, and living space. The kitchen features bespoke fitted cabinets with integrated appliances, including an electric Aga and fireplace with wood-burning stove. This wonderful living room and kitchen opens out through bi-fold doors onto a wide, south facing, paved terrace overlooking the garden, creating a seamless connection between the indoors and outdoors. A side entrance hall from the drive and separate utility room adds extra practicality. The three versatile and well proportioned reception rooms and the south-facing garden, allow natural light to flood the space, while offering a comfortable and relaxing atmosphere and direct access to the terrace and garden. An elegant staircase rises to the galleried landing and three beautifully appointed bedroom suites, along with two additional bedrooms and a bathroom, providing ample room for the entire family.

The property sits on an impressively generous plot, with mature trees and hedgerow boundaries, offering privacy and tranquillity. The expansive gardens are complemented by ample parking, a double garage with workshop to the rear. A second gated driveway leading to an additional large garage, making it ideal for those needing space for multiple vehicles or hobbies. This house combines historical charm with contemporary convenience, making it a truly outstanding family home.

## ACCOMMODATION

### ENTRANCE HALL

Solid double doors open to further glazed door, opening to the entrance hall with staircase rising to the first floor.

### CLOAKROOM

Suite comprising hand basin and W.C.

### KITCHEN/DINING/ROOM

Fitted with bespoke kitchen furniture, integrated appliances and electric Aga. Fireplace with wood burner. Bi-fold doors open to the garden.

### REAR HALL

Entrance doors to the driveway and side passageway connecting to the garage.

### UTILITY ROOM

Bespoke furniture to match the kitchen. Entrance door to the rear garden.

### STUDY

Fitted bookcases over cabinets. Deep window over looking the garden.

### LIVING ROOM

A double aspect room with elegant fireplace and casement doors opening to the garden.

### SITTING ROOM

A further double aspect reception room with modern wood burning stove, and both casement doors and bi-fold doors opening on to the paved terrace and garden.

### FIRST FLOOR

### GALLERIED LANDING

### PRINCIPAL BEDROOM

Entrance foyer with built in wardrobes and leading to the ensuite and bedroom. Windows and Juliet balcony overlooking the garden.

### ENSUITE

Suite comprising free standing bath, shower, hand basin, bidet and W.C.

### GUEST BEDROOM

Overlooking the rear garden.

### ENSUITE

Suite comprising shower, hand basin and W.C.

### BEDROOM

Window to front elevation.

### ENSUITE

Suite comprising shower, hand basin and W.C.



## **BEDROOM**

Overlooking the rear garden.

## **BEDROOM**

Window to front elevation.

## **BATHROOM**

Suite comprising panel bath, hand basin and W.C.

## **TENURE**

Freehold.

## **OUTGOINGS**

Council Tax Band currently G.

## **SERVICES**

Mains gas, electricity, water and drainage.

## **VIEWING ARRANGEMENT**

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20762/RDB.

## **FIXTURES & FITTINGS**

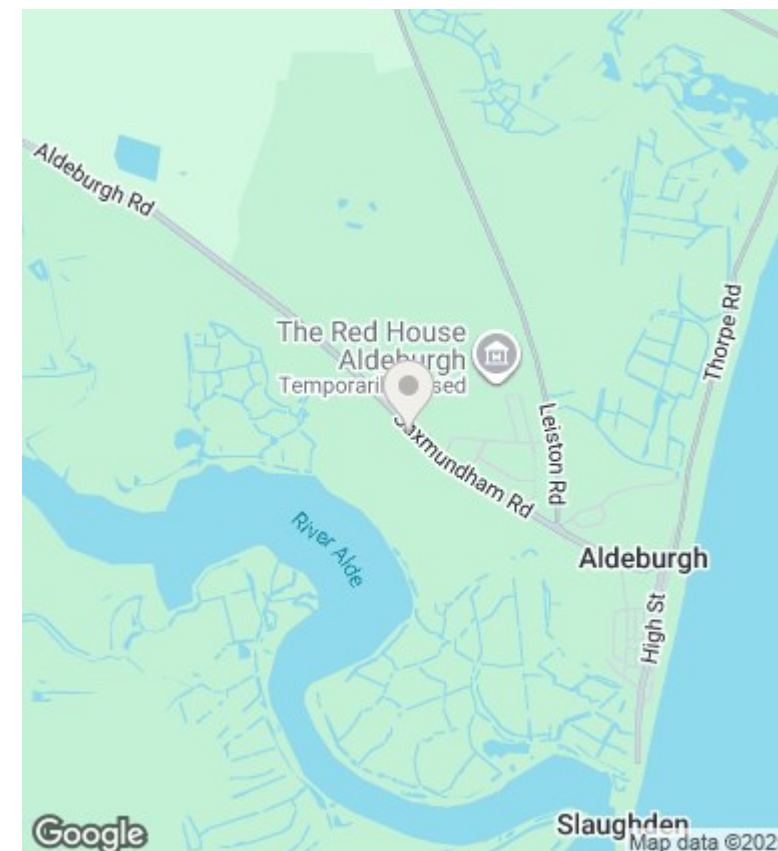
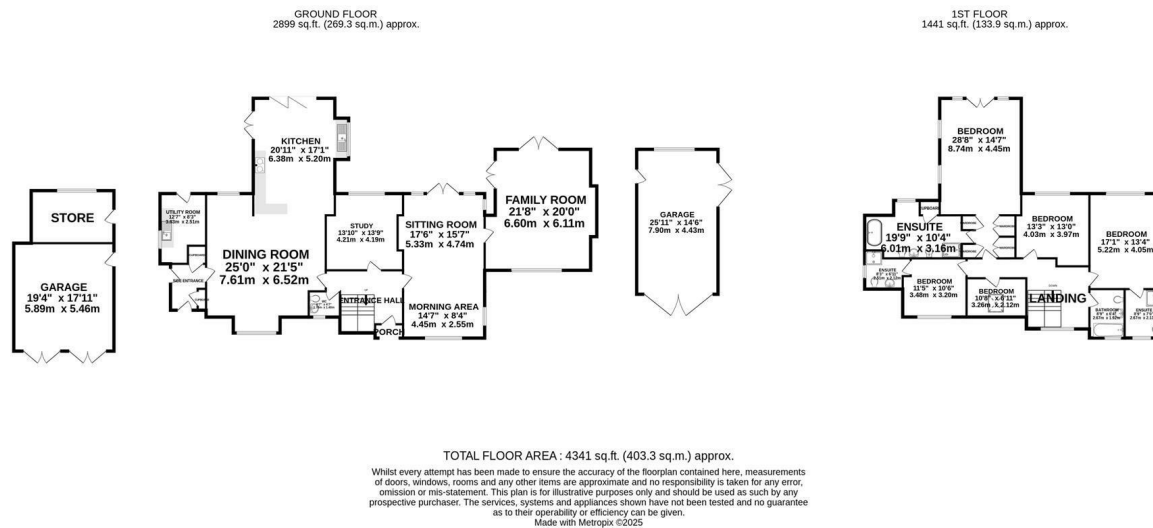
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









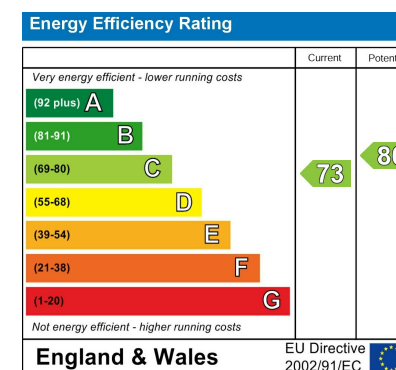


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)