



Aldeburgh,

Guide Price £1,350,000

- Exceptional Family Home in Private Setting
- 2572 Sqft of Accommodation
- Sitting Room & Drawing Room
- A Short Stroll to Aldeburgh Golf Club
- Five Bedrooms Two Ensuities & Family Bathroom
- Study & Utility Room
- Private South Facing Grounds
- Open Plan Kitchen/Dining Room
- EPC - C

Golf Lane, Aldeburgh

An outstanding contemporary detached family of exceptional quality, set in private gardens a short stroll from Aldeburgh's Championship golf course.

Aldeburgh is an extremely popular seaside town, renowned for its sailing on the Rivers Alde and Ore and its heathland golf course, as well as its connections with the composer Benjamin Britten, whose Red House is also situated on Golf Lane. 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

A Contemporary Family Home in an Exceptional Aldeburgh Setting.

This striking modern detached residence was thoughtfully extended and remodelled in 2021 to create an exceptional 21st-century family home of the highest quality. Designed to maximise its outstanding position—just a four-minute walk from Aldeburgh's championship heathland golf course—the property offers a perfect balance of contemporary design, comfort, and convenience.

Approached from Saxmundham Road via the private Golf Lane, the home sits within beautifully established gardens, screened by hedgerows and mature planting, and enjoying a desirable south-westerly aspect. A generous shingle forecourt provides ample parking, with potential for garaging subject to the necessary consents.

Inside, a large reception hall sets the tone, flowing effortlessly into a stunning open-plan kitchen and dining space. The bespoke kitchen, complete with integrated appliances and an impressive marble-topped island, forms the heart of the home. The dining area links seamlessly to the sitting room, where triple patio doors open to a sun-drenched paved terrace, ideal for entertaining and relaxation.

A spacious drawing room, accessed from both the reception hall and kitchen, features a wide bay window overlooking the gardens, creating an elegant yet inviting living space. The ground floor further comprises a magnificent master suite with dressing room, extensive fitted wardrobes, and garden views, alongside a guest

bedroom with en suite shower room. A study, boot room/utility with garden access, and a large internal storeroom add practicality to the home's design.

The first floor offers three further well-proportioned bedrooms, all served by a stylish family bathroom.

With its striking architecture, beautifully appointed interiors, and a location that combines privacy with proximity to Aldeburgh's renowned golf course and amenities, this is a rare opportunity to acquire a contemporary home of distinction on the Suffolk coast.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently G.

SERVICES

Mains electricity, gas and water. Sewage treatment plant.

VIEWING ARRANGEMENTS

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

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20972/RDB.

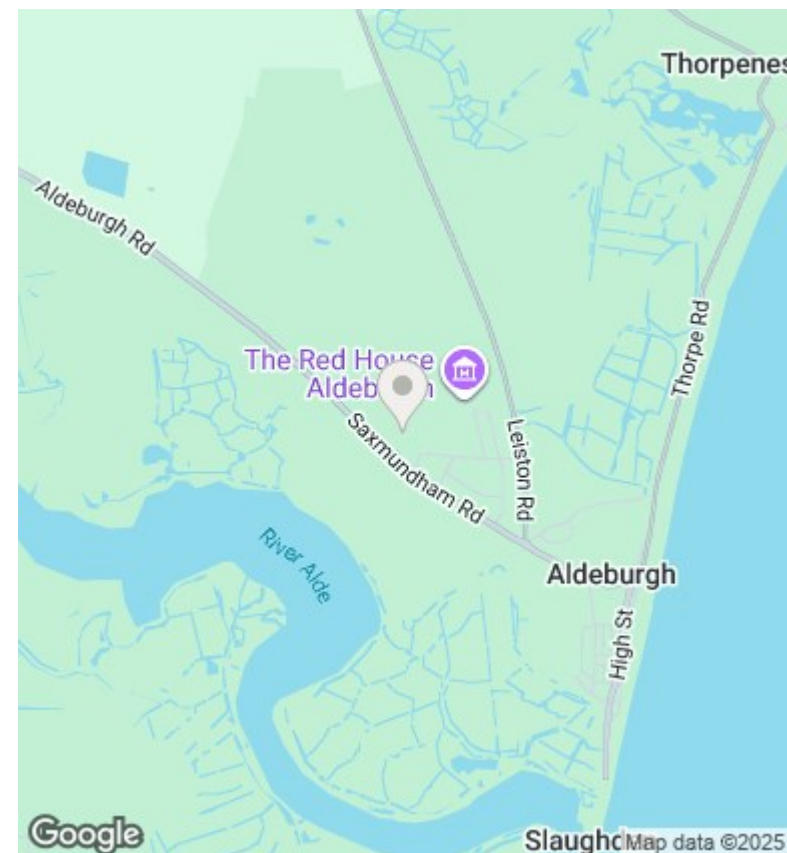
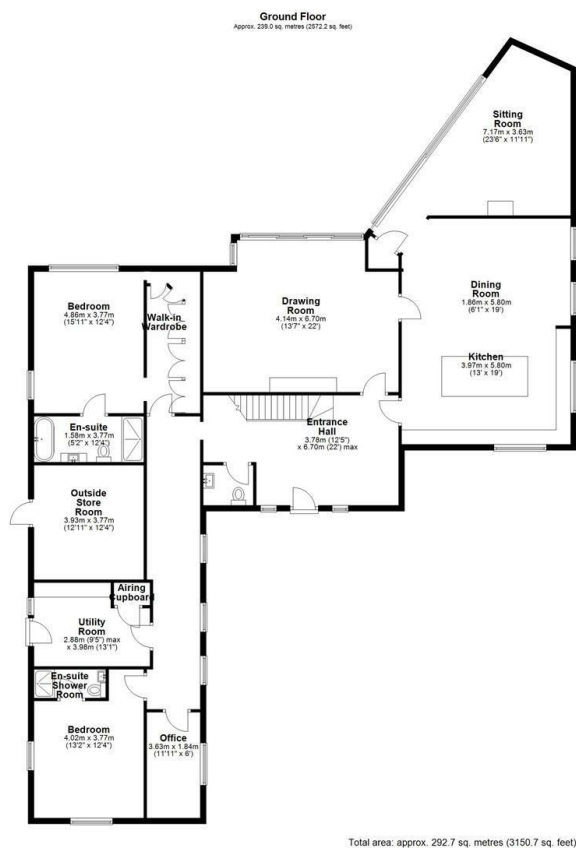
FIXTURES & FITTINGS

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

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com