



## Aldeburgh, Suffolk

Offers In Excess Of £1,500,000

- An Outstanding Setting Bordering the Golf Course
- In Excess of 2 Acres Mature Gardens
- Warren House EPC - C
- Detached Four Bedroom Family Home
- Triple Garage & Outbuildings
- Warren Cottage EPC - D
- Detached Two Bedroom Cottage
- Fine Views of Aldeburgh Golf Course



# Aldeburgh

A fine detached home standing in 2 acres of mature gardens bordering Aldeburgh golf course.

Aldeburgh, 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

### ACCOMMODATION

Warren House occupies a truly exceptional position, directly bordering Aldeburgh Golf Club, with uninterrupted views across the fairways and the twelfth green. This unique setting is unrivalled by any other home in Aldeburgh, offering a rare combination of privacy, natural beauty, and immediate access to one of Suffolk's most celebrated golf courses.

Warren House is an individual and characterful detached two-storey residence, believed to date from the early 20th century, with sympathetic alterations and additions completed in the latter part of the century. Constructed in traditional red brick laid in Flemish bond beneath a pitched and hipped roof clad with attractive clay pantiles, the home exudes period charm and architectural integrity.

The property is generously proportioned, with large casement windows that not only provide excellent natural light and ventilation but also frame picturesque views over the expansive gardens. The internal accommodation is well-balanced, featuring generously sized rooms that retain a wealth of original period features. Notably, the living room is anchored by a splendid feature fireplace, adding a sense of warmth and timeless elegance.

The gardens are truly a highlight of the property—extending to well over two acres and beautifully landscaped with sweeping lawns, mature trees, rose beds, croquet lawn, and a thriving vegetable garden. This outdoor space offers both tranquillity and productivity in equal measure. A wide shingle driveway provides ample parking and leads to a substantial triple garage, with additional timber

stores offering flexible storage solutions.

Uniquely Warren House borders Aldeburgh golf course. Aldeburgh Golf Club, founded in 1884, a fine heathland course steeped in a rich history, the championship course being a substantial challenge even for the best golfer!

Complementing the main residence is Warren Cottage, a separate self-contained two bedroom detached dwelling that offers further accommodation—ideal for extended family, guest use, business purposes, or as a potential rental opportunity.

To the west of the property is an area of woodland extending to about 2 acres. The woodland is owned by the neighbouring Aldeburgh Golf Club and has been leased to the owners of Warren House since 1988. The lease has recently been surrendered but, if the purchaser would like to continue to previous arrangement, they should contact the Golf Club direct.

### TENURE

Freehold.

### OUTGOINGS

Warren House Council Tax Band currently G.  
Warren Cottage Council Tax Band currently C.

### SERVICES

Mains gas, electricity and water.  
Private drainage.  
Private borehole water for garden only.

### VIEWING ARRANGEMENTS

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: 20947/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.

### **AGENTS NOTE**

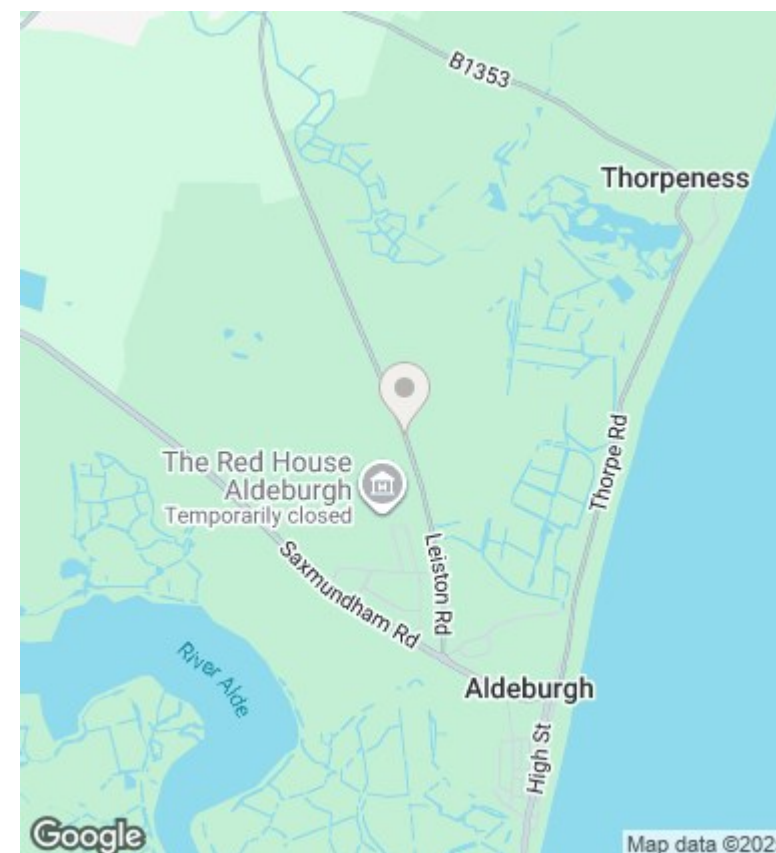
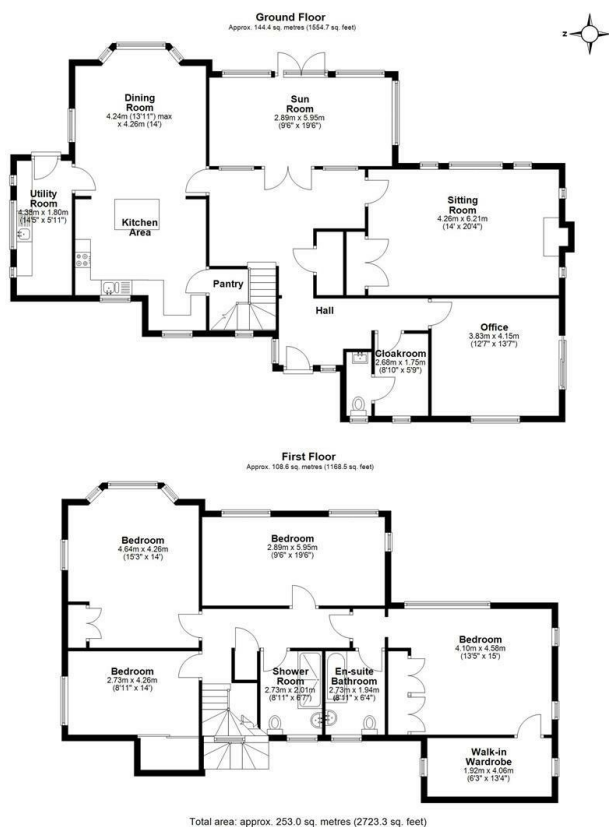
Warren Cottage is presently subject to an assured short tenancy. Vacant possession will be provided upon completion.











## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)