



## The Haven, Thorpeness, Suffolk

Guide Price £795,000

- No Onward Chain
- Outstanding Views Over The Meare
- Off Road Parking
- First time to the market in four Decades
- Four Double Bedrooms
- Two Bathrooms
- Living Room, Dining Room & Further Reception
- Edwardian Era House
- EPC - D



# The Haven, Thorpeness

An exceptional four bedroom detached Edwardian residence enjoying one of Thorpeness' most coveted positions, with uninterrupted views across the Mere. Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club.

Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.



Council Tax Band: E





## TENURE

Freehold

## Property Description

An exceptional detached Edwardian residence enjoying one of Thorpeness' most coveted positions, with uninterrupted views across the Mere.

Dating from the 1910s, this beautifully presented four-bedroom detached home occupies an enviable setting overlooking the iconic Thorpeness Mere. Combining period charm with generous, versatile accommodation, the property offers an idyllic coastal lifestyle in one of Suffolk's most sought-after villages.

## Outside

The property is approached via a neatly maintained front lawn, enclosed by an attractive black timber fence. A raised, decked pathway leads to the front entrance, providing the perfect spot for outdoor seating — ideal for relaxing while taking in the glorious, uninterrupted views across the Mere.

To the rear, the landscaped garden is arranged over tiered levels, offering a wonderful balance of lawned areas, patio space and practical storage. The upper levels provide additional parking, while gated side access connects the front and rear gardens on both sides of the house, adding both convenience and privacy.

## Entrance and Reception Rooms

The property is entered via a spacious porch with parquet wooden flooring. Patio-style glazed doors to the front frame superb views over the Mere, flooding the space with natural light.

From here, the main living room is accessed. This is a large, carpeted room featuring a log burner, a four-window unit overlooking the Mere, two radiators, and a staircase rising to the first floor.

The dining room is generously proportioned and currently accommodates both an eight-seater dining table and a desk area. It benefits from two radiators and patio doors opening directly onto the rear garden.

## Kitchen & Secondary Reception

The kitchen centres around a striking Aga and is served by a gas boiler. A range of base and eye-level units provide ample storage. Open internal windows connect the kitchen to the second reception room, creating an open-plan feel while retaining defined spaces.

The second reception room enjoys a real sense of volume due to its tall ceiling. Patio doors open to the rear garden, enhancing the connection between indoor and outdoor living.

## Utility and Ground Floor Bathroom

Off the kitchen is a utility area, which includes a large pantry with a window and plumbing for a washing machine, tumble dryer, and freezer.

A ground-floor bathroom is accessed from the utility area and comprises a bath, separate shower unit, WC, and wash basin. The room is naturally lit by two frosted windows.

## First Floor

The straight staircase with handrail leads to a bright first-floor landing, illuminated by a double east-facing window. From the landing, doors lead to all bedrooms and the family bathroom. A loft hatch & radiator are also located here.

## Bedrooms

Master Bedroom: A particularly large room, historically two separate bedrooms, now combined. It enjoys dual-aspect windows, both overlooking the Mere. Two radiators.

Second Bedroom: A large double bedroom with a radiator beneath the window, overlooking the side elevation.

Third Bedroom: Another spacious double bedroom with a side-facing window and radiator, offering scope for the installation of built-in wardrobes.

Fourth Bedroom: A well-proportioned bedroom with a side-facing window, radiator, and housing the airing cupboard.



### Family Bathroom

The first-floor bathroom is fitted with a bath, WC, wash basin, and a heated towel rail. A window overlooks the rear garden, providing natural light and ventilation.

### Council Tax Band

Currently E

### SERVICES

Mains Gas, Water, Electricity & Sewage

### 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

### Fixtures & Fittings

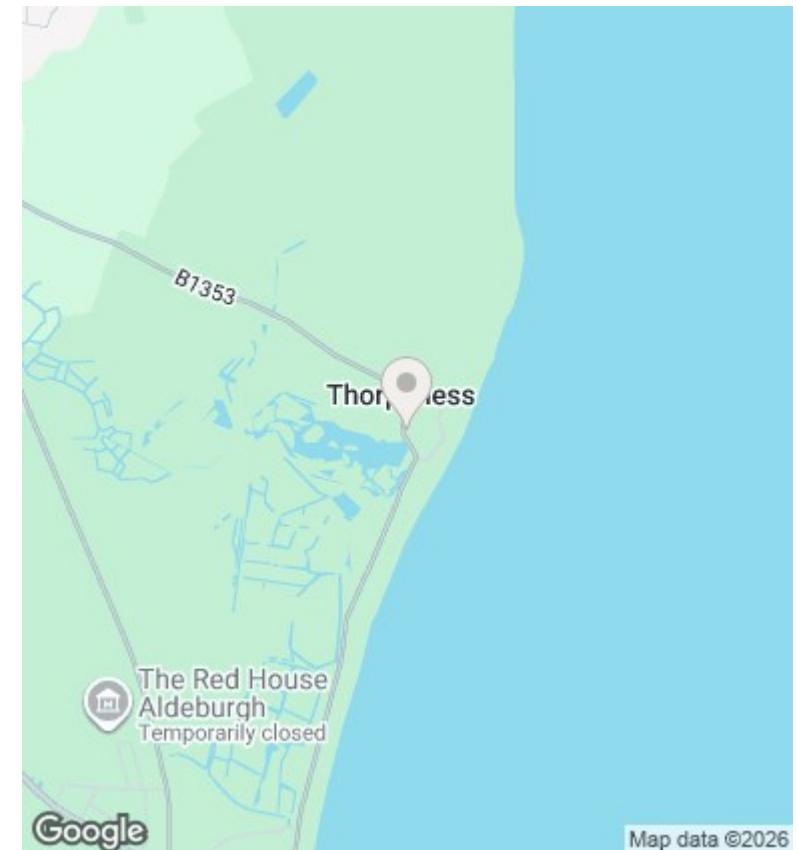
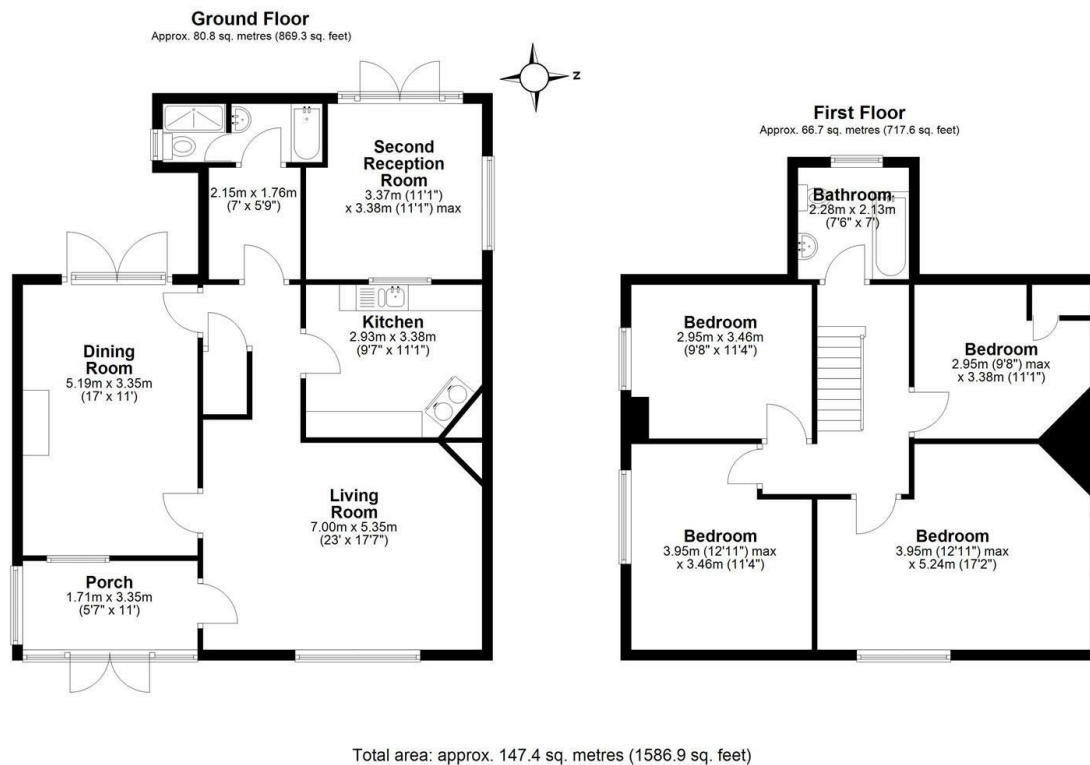
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## Conveyancing, Surveys & Financial Services

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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) <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		
	57	70
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](http://www.epcregister.com)