



Saxtead, Suffolk

Guide Price £580,000

- Countryside and Woodland View
- Two/Three Reception Rooms
- Double Glazing
- EPC - E
- 1.6 Acres with Stables
- Stylish Bathroom
- Wood Burner
- Three/Four Bedrooms
- Fitted Kitchen
- Three Garages

Chapel Road, Saxtead

The hamlet of Saxtead lies about three miles to the west of the popular market town of Framlingham. Saxtead and Saxtead Green is well know for its fine example of a Post Mill which continued to operate until the mid 20th Century.

The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086) The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has railway station and connects the A12. and the Suffolk Heritage Coast.



Council Tax Band: D



DESCRIPTION

A spacious detached chalet style home standing in beautiful grounds of gardens and paddock extending to 1.6 acres (subject to measured survey). Set well back from the road and overlooking the neighbouring farmland opposite a horse shoe driveway provides ample off road parking and access to the three garages. To the rear a wide lawn garden features mature shrubs and opens to a fenced paddock with mature trees and bordered by woodland. Woodpecker House has well planned and versatile accommodation featuring double glazing and oil fired central heating comprises; Entrance hall, cloakroom, study/4th bedroom overlooks the front garden, large double aspect sitting room with corner fireplace and wood burning stove, patio doors open to the garden. The dining room leads to the conservatory which in turn opens to the garden. A smart fitted kitchen also has a double aspect and leads to the rear lobby/utility with entrance door to the two of the garages. On the first floor there are three well proportioned bedrooms which enjoy garden and countryside views. A spacious and stylish bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor. Tile floor.

STUDY/BEDROOM 4

Windows overlooking front garden.

SITTING ROOM

A large double aspect room divided into two areas with central chimney breast and window overlooking the front garden. To the rear, with patio doors opening to the garden. Corner stone faced fireplace with wood burning stove.

DINING ROOM

Sliding patio doors to:

CONSERVATORY

Double glazed with French doors opening to the rear garden.

KITCHEN

Fitted with gloss white finished base and wall cupboards, work surfaces with tiled surrounds and 1 ½ bowl single drainer sink unit. Fitted electric oven and hob with cooker hood over. Built in fridge, plumbing for washing machine. Windows overlooking front and rear gardens. Door to rear.

LOBBY

Door to garage.

FIRST FLOOR

LANDING

BEDROOM

Window to front with fine view over neighbouring countryside. Built in wardrobes. Roof light to rear.

BEDROOM

Window overlooking garden to rear.

BEDROOM

Window with countryside view to front.

BATHROOM

Stylish and spacious bathroom suite, panel bath with shower, moulded twin hand basins with storage below, W.C. Window to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band D. Details can be obtained from the East Suffolk Council.

VIEWING

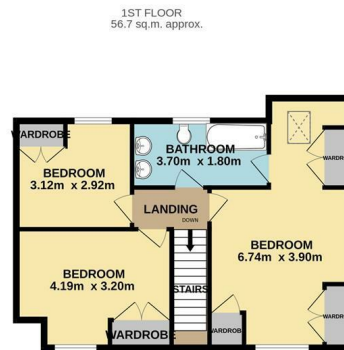
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20376/RDB.

FIXTURES & FITTINGS

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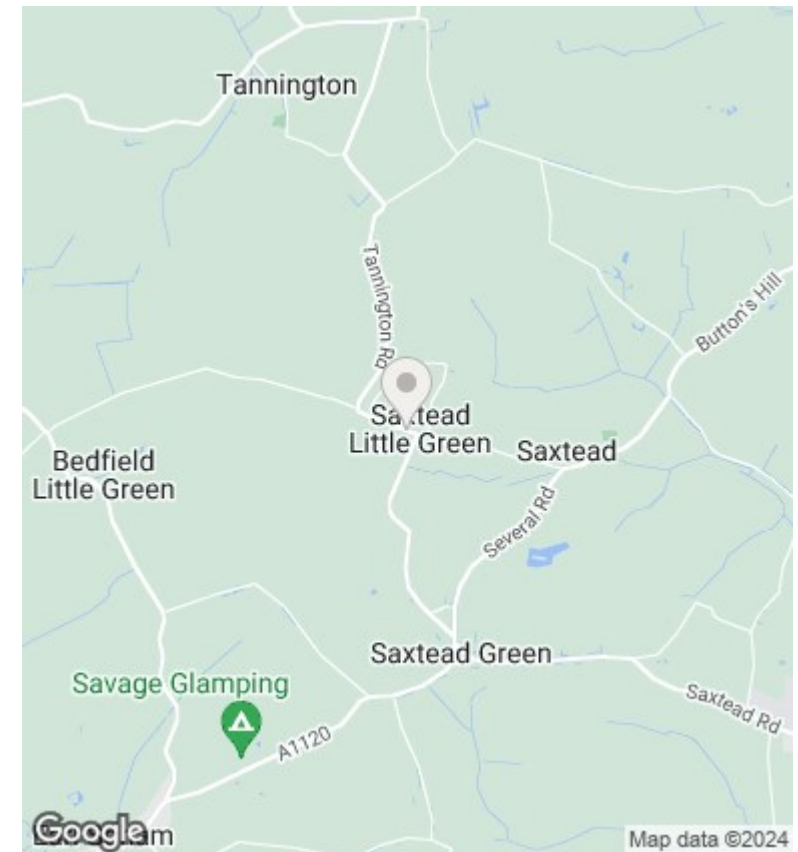






TOTAL FLOOR AREA : 183.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	76
(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