



Saxmundham, Suffolk

Offers In Excess Of £900,000

- Completely Renovated
- Three Ensuites
- Cellar
- EPC - D
- Three Reception Rooms
- Large Secluded Garden
- Town Centre
- Five Bedrooms
- High Ceilings
- Close to the Church

Church Street, Saxmundham

A Grade II Listed Georgian house of exceptional style and quality. Having undergone a full programme of renovation completed by the current owners this stunning family home has retained the charm and character of the original Georgian house with its high ceilings, large sash windows and fireplaces.



Council Tax Band: E



DESCRIPTION

A Grade II Listed Georgian house of exceptional style and quality. Having undergone a full programme of renovation completed by the current owners this stunning family home has retained the charm and character of the original Georgian house with its high ceilings, large sash windows and fireplaces. An elegant reception hall leads to two well-proportioned reception rooms which overlook a formal garden. To the rear is a utility room, cloakroom and access to the cellar. The attached timber and stone buildings, the former forge, have been converted to create additional accommodation forming a splendid kitchen, garden sitting room with bi-fold doors, mezzanine level and ground floor bedroom suite. There are four further generously proportioned bedrooms, two with en-suites and a sumptuous family bathroom. Standing in secluded gardens bordering the river Fromus with a wealth of mature trees, shrubs, lawns and wide sandstone terrace adjacent to the French doors of the kitchen and bi-fold doors of the garden sitting room. To the rear is a long shingle drive and parking area.

LOCATION

Situated in a secluded location yet only a short stroll of the Town centre. The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentist's surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

ACCOMODATION

RECEPTION HALL

Fan light entrance door and black and white tiled floor. Under floor heating.

DRAWING ROOM

Sash window overlooking the garden. Open fireplace

DINING ROOM

Sash window overlooking the garden. Open fireplace with recessed arched alcoves to either side.

CLOAKROOM

White suite comprising hand basin with cupboard below, W.C

UTILITY ROOM

Plumbing for washing machine, gas central heating boiler.

KITCHEN/BREAKFAST ROOM

Fitted with Shaker style base and wall units, polished granite work surfaces, upstands and central island. Butler sink unit, integrated appliances include electric oven, combi microwave oven, gas hob, dishwasher and under counter fridge. Tiled floor with under floor heating. French doors open to the terrace and garden.

SITTING ROOM

Split level Oak floors with under floor heating. Bi-fold doors opening to the terrace and garden. Spiral staircase to the mezzanine floor.

GROUND FLOOR BEDROOM SUITE

Triple aspect with French doors and a bow window overlooking the garden. Vaulted ceiling, oak floor with under floor heating. En-suite shower room with floor drainer shower, glazed screen and curved wall, Hand basin and W.C.

MEZZANINE

Study area with vaulted ceiling and exposed timber joists. Galleried landing leading to:

MEZZANINE BEDROOM SUITE

Double aspect with garden view. En-suite with large shower, freestanding hand basin and W.C. Floor and wall tiling with under floor heating.

FIRST FLOOR

GALLERIED LANDING

Large store cupboard.

BEDROOM

Cast iron fireplace. Sash window overlooking the garden

BEDROOM

Sash window overlooking the garden

BATHROOM

A particularly spacious and elegant room with black and white tiled floor, sash window and panelled walls to dado. Free standing roll top and claw foot bath. Shower cubicle, Pedestal hand basin and W.C

BEDROOM

Window to side. En-suite with white suite, hand basin, shower cubicle and WC. Floor and wall tiling with under floor heating.

OUTSIDE

Church House is approached via a long shingle driveway leading to a parking area. Church House has a prescriptive right of access over the track to the parking area. Full details available on request. The gardens lie to the south and west, sweeping lawn with wide border containing a wealth of flowering plants, shrubs and mature trees. A raised sandstone paved terrace stands adjacent to the French doors to the kitchen and bi-fold doors to the sitting room. A gate opens to the enclosed formal front garden with crossed shingle pathways leading to the house and street entrance bordered by a wide variety of flowering plants.

TENURE

Freehold.

OUTGOINGS

Council Tax band E. Details can be obtained from the East Suffolk Council.

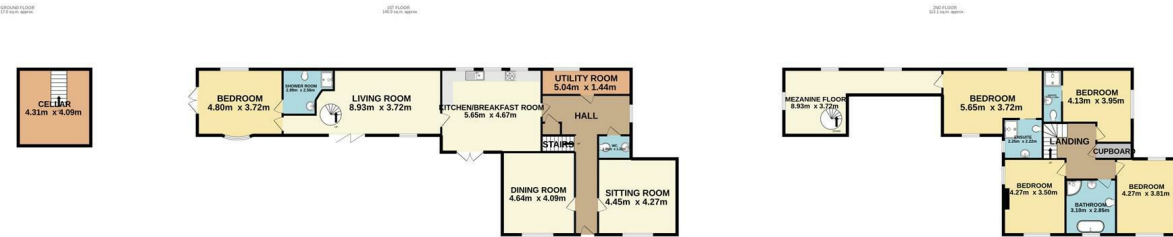
VIEWING Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20069/RDB.

FIXTURES & FITTINGS

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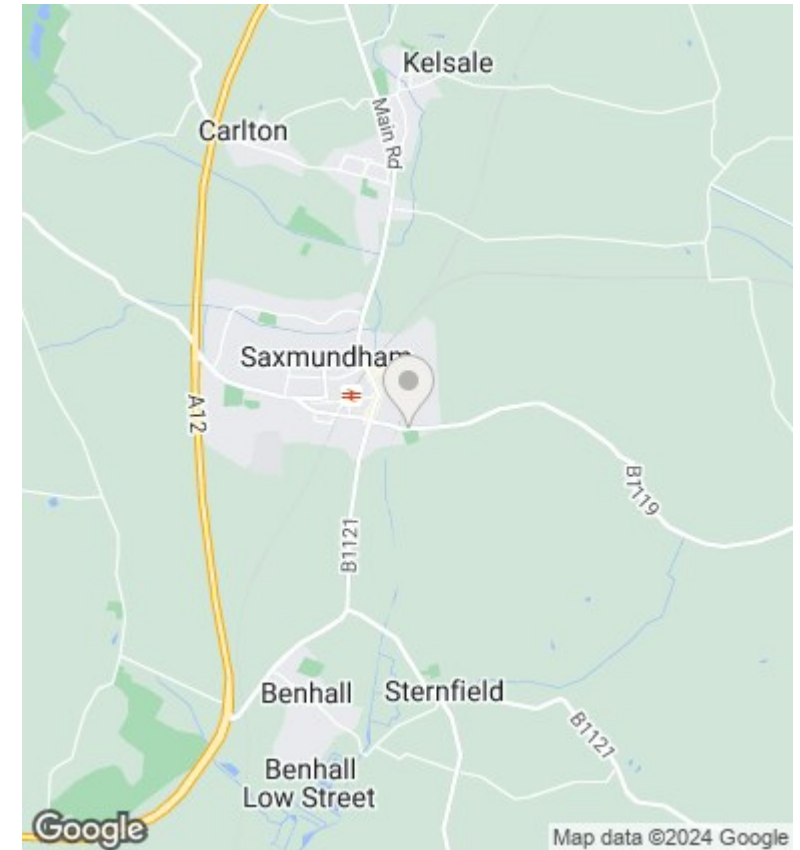






TOTAL FLOOR AREA : 276.6 sq.m. approx.

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

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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