



## Rendham, Saxmundham

Guide Price £695,000

- Rural location
- Large Workshops & Stores
- Air Source Heating
- Far Reaching Views in All Directions
- Green Houses & Poly Tunnels
- Double Glazing
- Barn
- PV Solar Panels
- EPC - C

# Rendham

An individual detached family home just two and a half miles from the A12, with an exceptional range of outbuildings and workshop. Set in a rural location situated midway between the vibrant and historic market towns of Framlingham and Saxmundham.



Council Tax Band: C



## DESCRIPTION

A most attractive red brick detached house standing in this rural position with far reaching views over the surrounding countryside. Grove House has an extensive range of outbuildings including a 4 car 'barn', large wood working workshop, secondary work shop, office and stores. Set back from the road a five bar gate opens to a wide shingle driveway with hardstanding and carport. To the rear is lawn garden and large vegetable garden. The accommodation with oil fired central heating, PV solar panels and air source heat pump comprises entrance hall, open plan sitting and dining room, the sitting room having a wood burning stove. To the rear is bespoke kitchen and rear hallway/office space with side entrance to the carport and entrance to the main workshop.

## ACCOMMODATION

### TILED OAK PORCH

Double entrance doors to:

### ENTRANCE HALL

Door to:

### SITTING ROOM

Fireplace with wood burning stove with wrought iron fold away fire guards. Window over looking the pond. Opening to:

### DINING ROOM

Windows to front and side elevations. Staircase rising to the first floor.

### BATH/SHOWER ROOM

Divided into DRESSING AREA, with shower and separate W.C. BATHROOM with panel bath, hand basin and airing cupboard.

## KITCHEN

Craftsman built kitchen with storage and work surfaces. Window to side elevation.

## REAR LOBBY/OFFICE SPACE

Side entrance door. Access to main workshop

## FIRST FLOOR

Enclosed staircase rising to attic space. Floored lit & heated.

## BEDROOM

Double glazed windows to front and side with far reaching countryside views. Recessed W.C.

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## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains electricity, (plus three phase), PV solar panels and separate solar water heating. Oil fired central heating for the workshop. Air

source heating pump central heating for the house. Mains water, private septic tank drainage system.

### VIEWING ARRANGEMENT

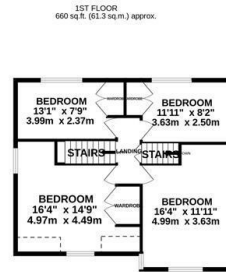
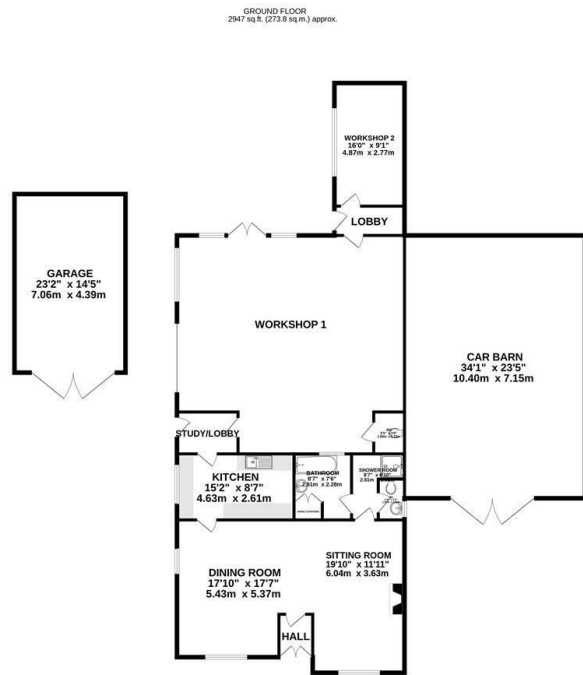
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20499/RDB.

### 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.

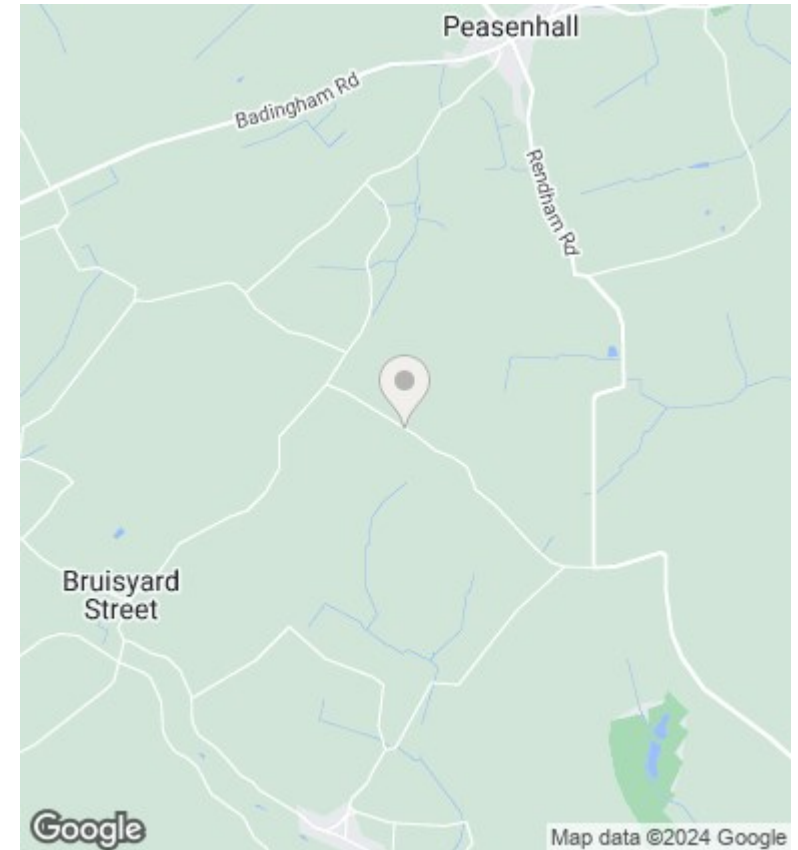






TOTAL FLOOR AREA: 3606 sq.ft. (335.0 sq.m.) approx.

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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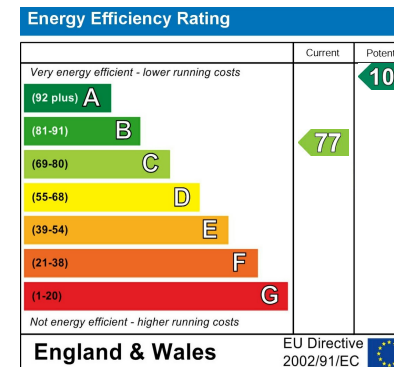


## Conveyancing, Surveys & Financial Services

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

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)