



## Peasenhall,

Offers In Excess Of £600,000

- Bespoke Detached Family Home
- PV Solar & Battery Storage
- Stylish Kitchen
- Open Plan Living Accommodation
- Ground and First floor Bedrooms
- Double & Triple Glazing
- Air Source Heating
- Ensuite & Family Bathroom
- EPC - B



# Mill Hill, Peasehall

A striking contemporary home of outstanding quality set in the ever popular village of Peasehall. The village sits astride the Yoxford to Stowmarket road, and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: D



## DESCRIPTION

Completed in 2022, this bespoke detached home represents the pinnacle of contemporary design, seamlessly blending style, sustainability, and comfort. Nestled within its own private grounds in a peaceful village location, this architecturally striking residence offers a rare opportunity to enjoy cutting-edge eco-conscious living in a beautifully crafted setting.

Constructed with a timber frame and clad in sleek Thermo wood vertical boarding beneath distinctive aluminium standing seam pitched roofs, the home boasts a high level of thermal efficiency. Triple-glazed windows, double-glazed sliding patio doors, and an advanced air source heat pump are complemented by 12 solar panels and a 7.5kW battery storage system—together with under floor heating and exceptional insulation, this creates an impressively energy-efficient environment.

The thoughtfully designed open-plan layout begins with a welcoming entrance hall that flows into a spectacular vaulted living room, where wide sliding glass doors open onto a sandstone-paved terrace—perfect for indoor-outdoor living. The bespoke kitchen, crafted in plywood with a Fenix finish and quartz worktops, features integrated appliances and leads seamlessly to a generous larder and rear entrance.

The ground floor also offers two spacious bedrooms, including a luxurious principal suite with freestanding copper bath and en-suite shower room. The second bedroom benefits from an adjacent shower room. A cosy snug, utility room, and plant room complete the versatile ground floor accommodation.

Upstairs, a galleried landing leads to two further rooms currently used as home offices or guest bedrooms, served by a separate WC.

Outside, the home is approached via a private road leading to a large shingled parking area. A secluded side garden opens to a broad south-facing lawn dotted with specimen trees—an idyllic spot to relax and unwind.

Altogether, this is a superbly executed, energy-efficient family home of exceptional quality and craftsmanship, offering a rare blend of modern luxury and sustainable living.

## TENURE

Freehold

## OUTGOINGS

Council Tax band currently D

## SERVICES

Mains electricity water and drainage.

## VIEWING ARRANGEMENTS

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: 20812/RDB.

## FIXTURES AND FITTINGS

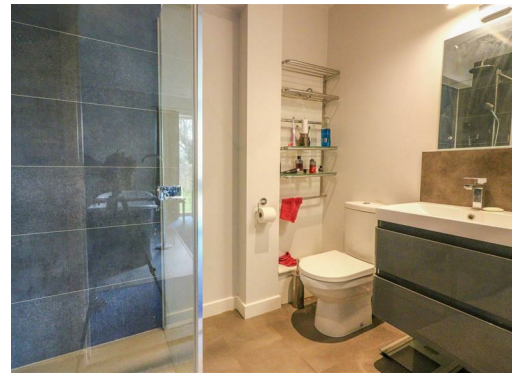
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do



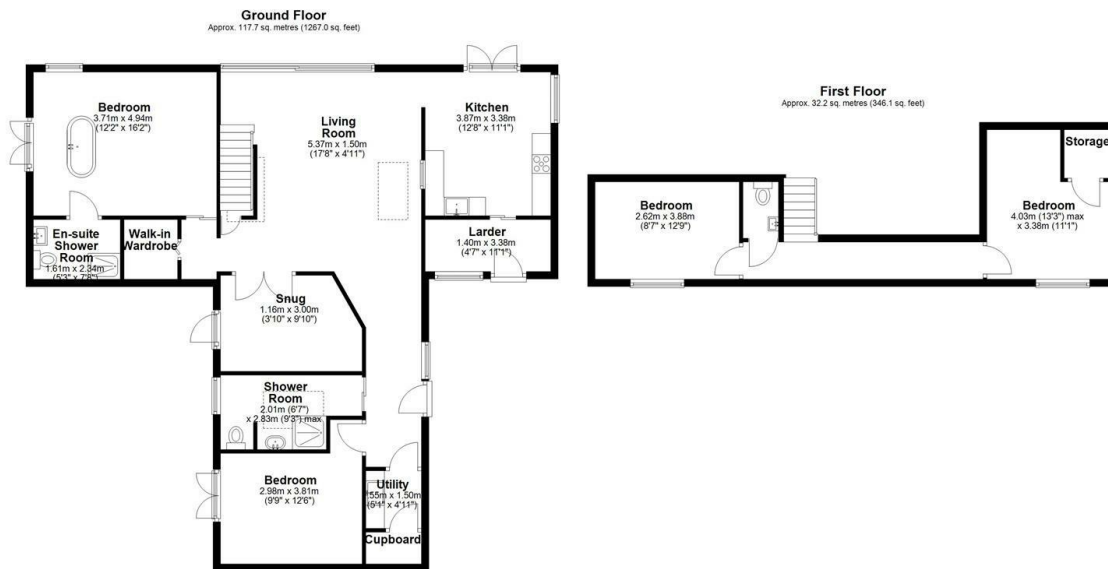
not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor 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 area: approx. 149.9 sq. metres (1613.1 sq. feet)



## 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		
	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)