



Saxmundham, Suffolk

Guide Price £1,500,000

- Country Home Within Around 6.6 Acres (STMS)
- Five Bedrooms
- Potential Equestrian Use
- The Property Benefits From Not Being Listed
- Six Reception Rooms
- EPC - E
- Original Character Features Throughout
- Beautifully Landscaped Grounds with Garage

Rectory Road, Saxmundham

Middleton, located in the heart of Suffolk near the Heritage Coast, is a charming and peaceful village known for its picturesque countryside and strong sense of community. Just a short drive from Saxmundham and Leiston, it offers a blend of rural tranquility with convenient access to nearby amenities. The village is home to the historic Holy Trinity Church with its distinctive thatched roof, as well as a welcoming local pub, The Bell Inn. With a mix of period homes and traditional cottages, especially along Rectory Road, Middleton has a timeless character that appeals to both families and retirees. Surrounded by open fields and close to nature reserves like RSPB Minsmere, it's an ideal spot for walkers, birdwatchers, and anyone seeking a slower, more peaceful pace of life in the Suffolk countryside.



Council Tax Band: G



DESCRIPTION

The Old Rectory is an exceptional period country house set within approximately 6.6 acres in the picturesque village of Middleton, just moments from Suffolk's Heritage Coast. Dating back to around 1840, this elegant home combines timeless charm with modern comfort, featuring high ceilings, sash windows, original fireplaces, and a striking Victorian tiled hallway. The spacious layout includes four reception rooms—ideal for family life and entertaining—a stunning vaulted kitchen/breakfast room with AGA and pantry, and practical additions such as a utility room, cloakroom, and cellar. Upstairs are five bedrooms, including a principal and guest suite, with the remaining rooms served by a family bathroom. Beautifully maintained by the current owners, the house sits in landscaped gardens and grounds, accessed via a sweeping gated drive. A large paddock with stables, detached garage/workshop, historic ice house, and terrace for outdoor dining add to the property's appeal. This is a rare opportunity to acquire a refined family home in a sought-after Suffolk village setting.

LIVING AREAS

The ground floor presents an exceptional and thoughtfully designed living arrangement, perfectly suited to both family life and entertaining. It boasts four distinctive reception rooms, each with its own character and purpose. At the heart of the home is an elegant drawing room, ideal for hosting guests or enjoying peaceful evenings in refined surroundings. The formal dining hall offers a grand setting for dinner parties and celebratory gatherings, exuding charm and sophistication. For those working remotely or in need of a quiet space, the study provides a private and productive environment. Completing the reception spaces is a separate sitting room, cleverly positioned just off the kitchen, offering remarkable versatility—whether used as a snug winter retreat, a relaxed family lounge, or even a children's playroom. This thoughtful layout allows for a seamless flow of living, combining practicality with timeless elegance.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room is a true centrepiece of the home, designed to blend charm and functionality in perfect harmony. Its vaulted ceiling creates a wonderful sense of space and light, while an extensive range of wall and base units offer generous storage, all beautifully finished with luxurious stone work surfaces. Taking pride of place is the quintessential country kitchen feature—an AGA—which not only brings warmth and character but also enhances the traditional feel of the space. For added practicality, particularly during the summer months, a separate oven and hob ensure that modern convenience is never compromised. Whether you're preparing a hearty family meal or entertaining guests, this kitchen has been thoughtfully designed to inspire.

Tucked away is a walk-in pantry, providing even more storage and helping to keep the main space clutter-free and organised. It's the perfect spot for storing preserves, dry goods, or your favourite kitchen essentials.

GROUND FLOOR

The ground floor is further enhanced by a well-equipped utility room, offering additional workspace and storage—perfect for laundry and household tasks—alongside a convenient cloakroom, ideal for guests and everyday use. There is also access to a generous cellar, providing excellent storage potential or the opportunity to create a bespoke wine cellar or hobby space, depending on your needs. A particular highlight of this level is the impressive reception hall. Steeped in character, it beautifully showcases the period elegance and timeless charm that define the Old Rectory. From the moment you step inside, the hall sets a refined yet welcoming tone, with original features and architectural detailing that reflect the property's rich heritage and sense of grandeur. It's a space that not only connects the home but also captures its heart and soul.

BEDROOMS

The first floor offers five well-proportioned bedrooms, each thoughtfully arranged to suit both family living and visiting guests. The principal bedroom is a true retreat, featuring its own en suite bathroom and offering a serene space to unwind. Equally impressive is the generously sized guest bedroom, which also enjoys the convenience and privacy of its own en suite—perfect for accommodating friends or extended family in comfort.

The remaining three bedrooms are all beautifully presented and share access to a centrally located family bathroom, ensuring easy access from each room. This well-appointed bathroom is designed to serve the household with both style and practicality, making the upper floor both functional and inviting.

OUTSIDE

Accessed via an impressive sweeping gravel driveway behind secure electronic gates, The Old Rectory is a distinguished residence set within approximately 6.6 acres (SSTM) of beautifully maintained gardens and grounds.

The gardens, predominantly laid to lawn, gracefully envelop the property, offering a sense of privacy and tranquillity. A variety of mature trees, ornamental shrubs, and carefully curated architectural plants enhance the setting, providing seasonal colour and structure throughout the year.

Ideal for equestrian enthusiasts, the grounds include a generously sized paddock

accompanied by a well-equipped stable block, which benefits from two independent access points—allowing for practical and flexible use.

A detached garage and adjoining workshop offer secure storage and excellent space for hobbies or additional vehicle housing. Adding a touch of historical charm, a characterful former Ice House and adjacent wood store provide further functional utility and visual interest.

Adjacent to the kitchen, a stone-paved patio terrace creates a perfect outdoor retreat, ideally suited for alfresco dining, entertaining guests, or simply enjoying peaceful views of the surrounding landscape.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently G.

SERVICES

Oil tank and mains drainage, mains water and electricity

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

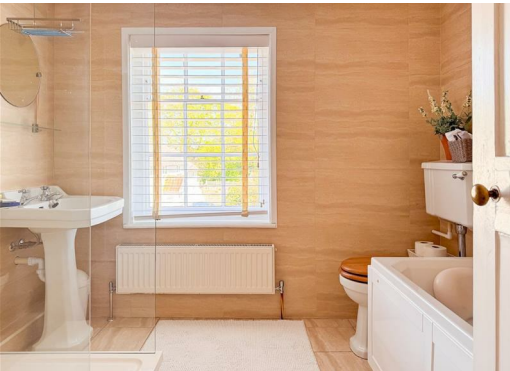
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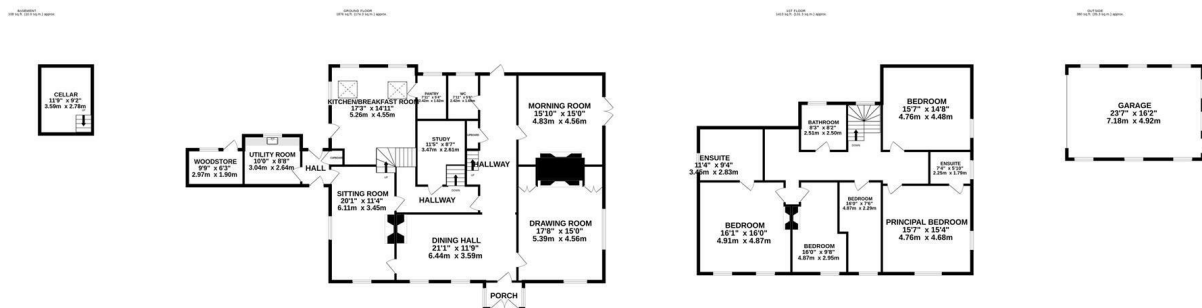
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FIXTURES AND FITTINGS

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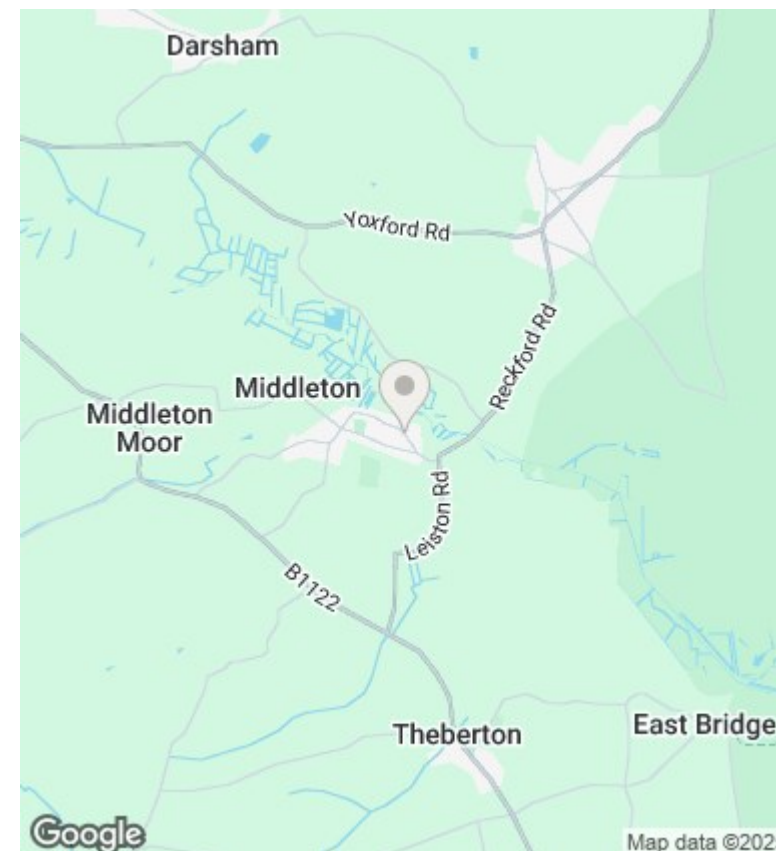




TOTAL FLOOR AREA : 3776 sq.ft. (350.8 sq.m.) approx.

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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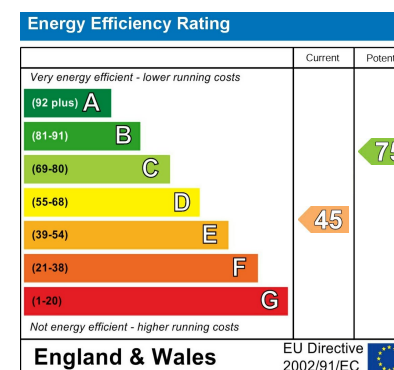


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Floorplans

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com