



Kelsale, Saxmundham

Guide Price £595,000

- Stunning Private Gardens of 1/3 of an Acre
- Four Bedrooms with Garden & Woodland Views
- Horseshoe Driveway with Space to Construct Garaging
- Large Stylish Fitted Kitchen with Island & Appliances
- Living Room with Wood Burner
- Conservatory/Dining Room
- Home Office & Studio
- Gas Central Heating & Double Glazing
- EPC - D

Church Close, Kelsale

An Exceptional Detached Family Residence Set in Over One-Third of an Acre of Beautifully Private Gardens, on the Edge of a Sought-After Suffolk Village. The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.



Council Tax Band: E



DESCRIPTION

An Exceptional Detached Family Residence Set in Over One-Third of an Acre of Beautifully Landscaped Gardens, on the Edge of a Sought-After Suffolk Village

Situated just one mile from the popular market town of Saxmundham, this superbly presented detached family home offers an outstanding blend of privacy, space, and elegant living in a highly desirable East Suffolk village setting.

Tucked away behind a natural screen of mature trees, the property is approached via a sweeping horseshoe driveway that provides generous off-road parking. A hand gate offers pedestrian access to a series of beautifully designed tiered and brick edged pathway includes tranquil raised seating/patio area, a detached home office and studio, and extensive lawns punctuated with a rich variety of established trees and shrubs.

At the heart of the garden lies a striking central pond, enhanced by a timber boardwalk that forms a captivating focal point within this secluded outdoor haven. Adjacent to the main house, a raised shingle terrace—screened by flourishing honeysuckle and accessible directly from the conservatory—offers an idyllic space for alfresco dining, morning coffee, or simply relaxing and enjoying the surrounding canopy of mature trees.

Inside, the property continues to impress. A welcoming storm porch leads into a fully glazed entrance lobby, flooding the space with natural light. From here, an opening leads to the main hallway, where a stylish cloakroom and a useful storage cupboard are thoughtfully positioned. A bespoke solid ash staircase ascends

gracefully to the galleried first-floor landing, providing a sense of grandeur and light throughout the central hall.

The generously proportioned, double-aspect sitting room features handsome American oak floorboards and a wood-burning stove — perfect for cosy evenings. Glazed casement doors lead seamlessly into the conservatory, which doubles as a dining room and opens directly into the garden, blending indoor and outdoor living.

The spacious kitchen/dining room is well-appointed with a range of quality fitted units, a central island, and integrated appliances. A stable door opens into a practical utility/boot room with further garden access, ideal for country living.

Upstairs, the light-filled galleried landing leads to four generously sized bedrooms, three of which include built-in wardrobes. The three principal bedrooms also enjoy lovely views over the gardens and the woodland backdrop beyond. The stylish family bathroom, with luxurious jacuzzi bath, completes the well-thought-out accommodation.

In summary, this beautifully maintained and characterful home offers versatile living space both inside and out, in a peaceful and picturesque setting. With its expansive gardens, flexible outbuildings, and proximity to both village amenities and the market town of Saxmundham, it represents a rare opportunity to acquire a truly special home in one of East Suffolk's most desirable locations.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, 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

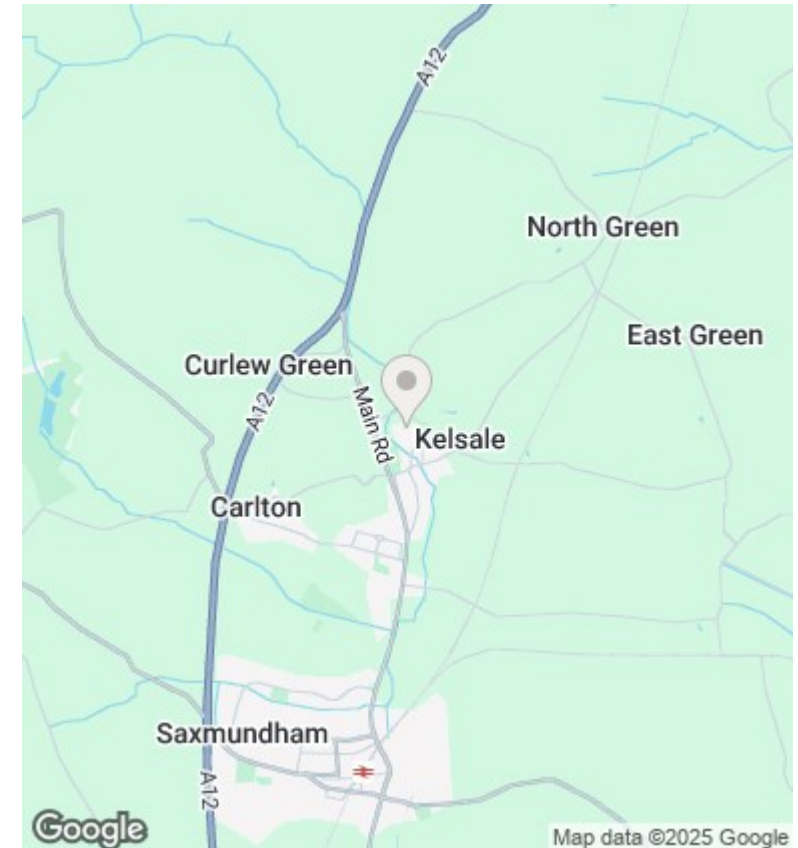
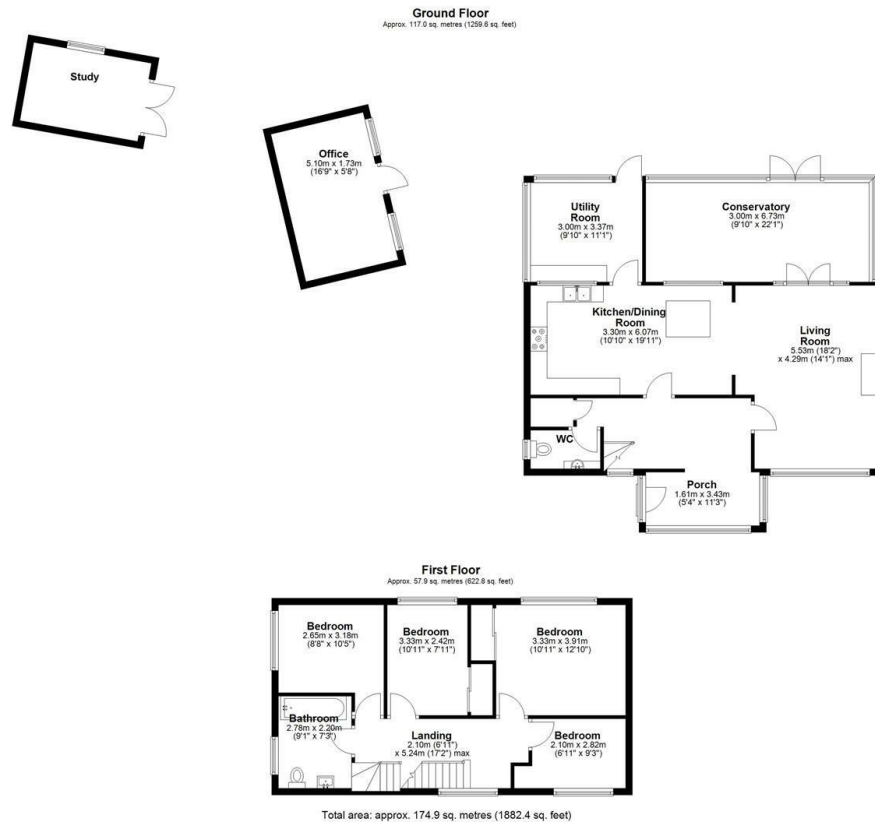
Tel: 01728 633777 Ref: 20864/RDB.

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.





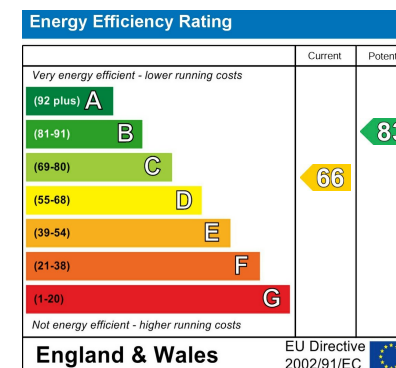


Conveyancing, Surveys & Financial Services

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