



## Benhall, Saxmundham

Guide Price £550,000

- Exceptional Detached Family Home
- High Quality Kitchen and Bathroom Fittings
- Large Open Plan Kitchen / Dining / Living Room
- High Level of Energy Efficiency
- Oil Fired Central Heating & Wood Burner
- Parking & Cart Lodge
- Delightful Gardens
- Double Glazing & Solar Panels
- EPC - C



# Shotts Meadow, Benhall

A beautifully presented and particularly well designed family home, set in a small private close at the village edge. The popular village of Benhall is well placed and lies about one and a half miles from the centre of Saxmundham, which itself offers a good range of shops set in a traditional High Street setting. Saxmundham also offers healthcare facilities, a library and sports clubs. The railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich, whilst the A12 Great Yarmouth to London Road lies about half a mile from the property. Benhall has a primary school and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness, the RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.



Council Tax Band: E



## DESCRIPTION

A beautifully presented detached family home with stunning landscaped gardens, situated on a private estate of nine dwellings at the southern edge of the village. The well-planned accommodation with double glazing and oil-fired central heating includes an entrance hall with oak flooring, continuing throughout the ground floor and into a double aspect sitting room. This spacious reception room is complete with a fireplace, wood burner and French doors opening to the garden. The well-equipped dual colour kitchen/breakfast room includes an island and separate utility room, with integrated appliances and wood block worksurfaces. The kitchen opens to a large triple aspect family/dining room, with bi-fold doors opening to the garden. To the first floor, the property has a splendid return landing with a Juliet style balcony (non-opening) to the front aspect. A generously proportioned principal bedroom has an ensuite shower room. Three further spacious bedrooms and a stylish fitted bathroom completes the accommodation. The garden is a particular feature, designed to take full advantage of this generous plot. Separated from the garden by a raised sleeper edge borders, is a wide paved sandstone patio running across the rear of the property, an ideal space for alfresco dining. The lawn is bordered by flowering shrubs and plants, with screening specimen trees to the rear, and a splendid timber garden store, complete with mansard roof. There is a driveway alongside the house with a pergola over it, and an estate roadway to the side of the pergola leads to a cart lodge beyond.

## ACCOMMODATION

### ENTRANCE HALL

Hardwood entrance doors with full height glazed panels to either side. Staircase rising to the first floor galleried landing. Oak floors continue throughout the ground floor.

### CLOAKROOM

White hand basin and W.C. combination unit with storage.

### SITTING ROOM

Windows overlooking the front garden and to the side elevation. Windows and casement doors opening to the patio and rear garden. Recessed fireplace with wood burner.

## KITCHEN / BREAKFAST ROOM

Fitted with a range of Shaker style base and wall cupboards, wood block work surfaces and enamel sink unit and mixer tap. Electric double oven and induction hob with stainless steel cooker hood over. Concealed dishwasher. Island unit with breakfast bar and further storage. Window to front and side elevation. Opening to the family/dining room.

## UTILITY ROOM

Matching base cupboards with wood block work surface and single drainer stainless steel sink unit. Plumbing for washing machine. Understair store cupboard.

## FAMILY / DINING ROOM

A triple aspect room with windows and bi-fold doors opening to the garden. Further glazed side entrance door.

## FIRST FLOOR

### GALLERIED LANDING

A return landing with Juliet style balcony window to front. Airing cupboard.

### PRINCIPAL BEDROOM

Windows on two elevations. Built in wardrobes.

### ENSUITE

White suite comprising shower cubicle, hand basin, W.C. unit with storage, shelving, wall tiling and heated towel rail. Window to side elevation.

### BEDROOM TWO

Window to front elevation.

### BEDROOM THREE

Window to front elevation.

### BEDROOM FOUR / STUDY

Window to rear elevation.

## BATHROOM

White suite comprising panelled bath, with shower and folding shower screen, hand basin and W.C unit. Wall tiling and heated towel rail. Window to side elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity, water & drainage. PV solar panel ( up to 700W).

## 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: 20642/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.

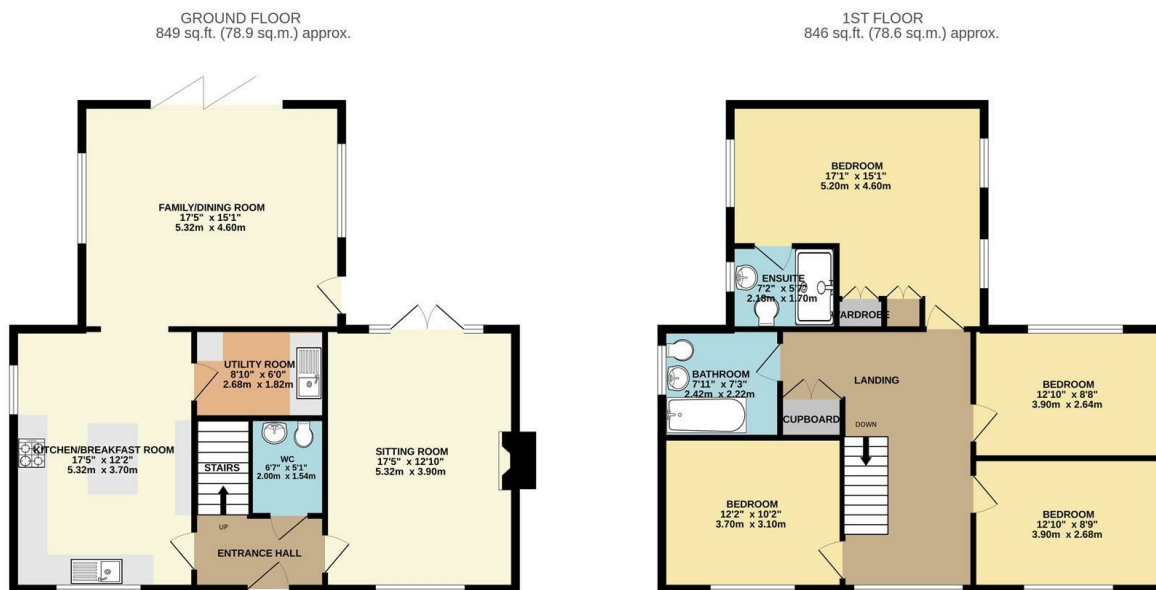
## AGENTS NOTE

Private road. Current estate management charge £280 pa.

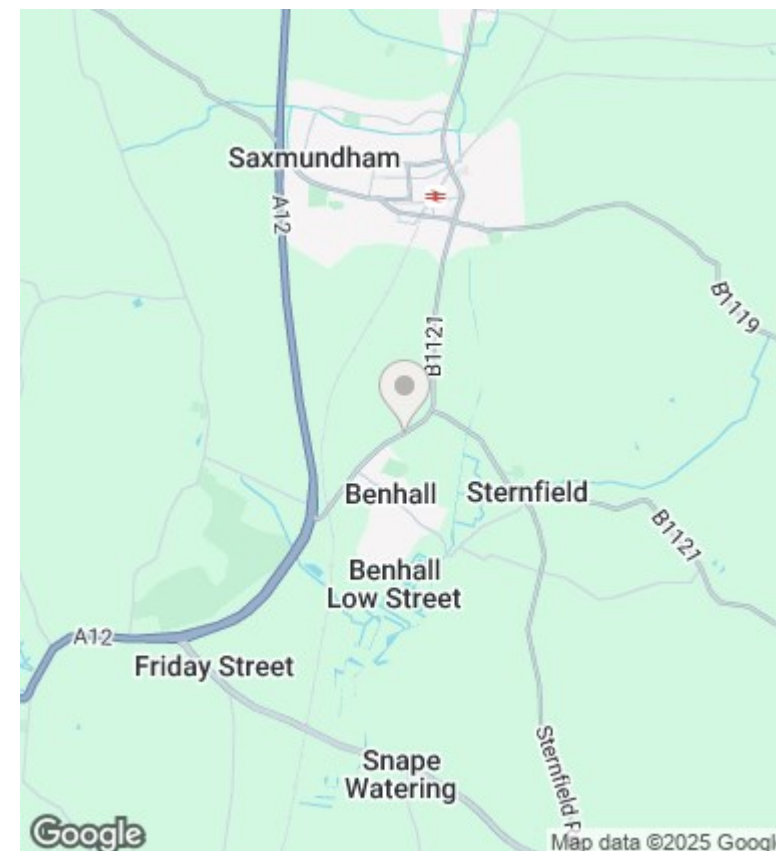








TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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>		<b>97</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		
EU Directive 2002/91/EC		
England & Wales		

## 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)