



THE VALE HOUSE
FROSTENDEN CORNER FROSTENDEN



Fabulous family home located in a tucked away location with stunning rear extension and beautiful gardens.

-Entering the property through the front door which leads to a central hallway with stairs rising to the first floor. The hallway also gives access to a useful utility room and ground floor WC. The main triple aspect sitting room is located at one end of the property and enjoys lovely views over the garden and countryside opposite. The room is generously proportioned and holds enormous character. Located across the hallway is dining room which looks over the front garden and opens to the kitchen which is fitted with a good range of units and an oil fired Aga.

Moving from the kitchen through a rear hall with built in pantry leads to a garden room which links with the utility room and connects the main house to an incredible rear extension providing a stunning two storey annex. The annex extension has a separate kitchen fitted with a good range of units and a lovely open plan split level sitting/dining room with wood burning stove. On the first floor a walkway leads to a mezzanine bedroom which overlooks the rear garden and has the use of an ensuite shower room.

Returning back to the main house and moving on to the first floor where a generously sized landing area provides flexibility in its use whether it be as study area or open bedroom. There are three double bedrooms on this floor served by a family bathroom and an additional shower room.

Outside, to the front, is a gravel driveway which leads to a single garage which has storage above. The gardens at The Vale House are beautifully designed and really compliment the house. Viewing is highly recommended to fully appreciate just how lovely this home is.

The property also benefits from EV car charger, Photovoltaic solar panels and solar water heating. Creating a energy efficient home and assisting with low running costs.

Frostenden is a village just a few minutes drive from the seaside town of Southwold and approximately 2 miles from the village of Wangford where you can find a village shop, public house, farm shop and more.







Further amenities are available in nearby towns of Beccles and Halesworth, both of which are less than 10 miles away.

TENURE

Freehold

EPC - C

SERVICES

Main water and electricity are connected. Drainage to a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band F





NO ONWARD
CHAIN





FLOOR PLAN



TOTAL FLOOR AREA : 3040 sq.ft. (282.4 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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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**

