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1 Sarsen Close,
Halesworth, Suffolk, IP19 8Jp

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ESTATE AGENTS



Set in a fabulous tranquil private plot of approximately 1/4 acre, yet within easy walking distance of the town centre, this immaculate four bedroom detached house also includes a one bedroom self contained holiday annex and a variety of excellent garden buildings.

Accommodation comprises:

- Entrance hall & inner hall
- Fabulous large kitchen/dining room with many fitted appliances overlooking the rear garden
- Utility room & separate w.c.
- Light sitting room with a wood burning stove
- Ground floor study/gym
- Four bedrooms - with plenty of storage - the master includes an en-suite shower room
- Well appointed family bathroom
- Gas fired central heating in main house, wall panel electric heaters in annexe and solar panels
- Driveway with plenty of parking, EV charge point, car port with attached large shed, metal pergola with shuttered roof, workshop, covered wood store, gazebo and large summerhouse with a decked veranda
- Approximately 1/4 acre of wonderful well tendered lawned gardens with extensive limestone terrace
- Attached one bedroom annex with well equipped kitchen and en-suite shower room used as a holiday let



The Property

A front entrance hall gives you access to the annex situated to the front of the property, which the owners have used for family and as an additional income from holiday letting. Off the entrance hall is a room currently used by the owners as a gym with a w.c. next door. A staircase to the first floor leads off the spacious hallway, doors open into a lovely light sitting room overlooking all three aspects with a door to the rear garden. A brick feature wall incorporates a wood burning stove. The beautiful large re-fitted kitchen of grey high gloss cupboards include many integrated appliances - an induction hob, two electric ovens, two under counter freezers, a dishwasher and a large fridge. There is plenty of room for dining with patio doors to the rear garden. A utility room with matching units also houses the gas central heating boiler with a door to the outside. On the first floor there are four bedrooms, most have fitted wardrobes with the main bedroom having a good range of wardrobes and a well appointed en-suite shower room. There is also a good family bathroom.

Ground floor annex

This useful attached annex provides a sitting room with a well fitted kitchen and a double bedroom with an en-suite shower room. The owners have successfully holiday let this excellent addition.



Gardens

Sarsen Close is a small private tree lined close consisting of three houses, no.1 being set well back from the road with a deep open plan lawned garden with a driveway leading to a timber carport (16ft x 12ft). Between the annex and the carport is a 7kw E.V. charging point. Attached to the rear of the carport is a large store (16ft x 12ft) with double doors to the front and side. Immediately behind is a metal pergola (9ft x 18ft) with a hand winding shuttered roof with sandstone paving with a 7kw electrical supply point (used for a hot tub). To the other side of the house and accessed through double gates is a large workshop (12ft x 11ft) and covered wood store and a gazebo, a perfect place for outside cooking! To the rear of the garden is a fabulous large summerhouse (9ft x 8ft) accessed up a gentle slope with a decked veranda and a covered area (9ft x 8ft) for sitting out and enjoying the view over the garden. All garden buildings have power and lights connected.

There is a large sandstone terrace which run immediately behind the property, then sleepers take you up to the extensive well tendered lawns contained by fencing and interspersed with large mature trees, a real oasis!

Location

The property is a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick a twenty minute drive away.

The centre of Halesworth is a short walk and provides many independent shops, primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is also a train station a short walking distance away with services to London Liverpool Street via Ipswich.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating in main house and wall panel electric heaters in the annex. Mains electric and water and sewerage.

Solar panels provide additional electricity

Local Authority:

East Suffolk Council

Tax Band: Main house: E and Annex: A

Postcode: IP19 8 JP

EPC Rating: Main house: B Annex: A

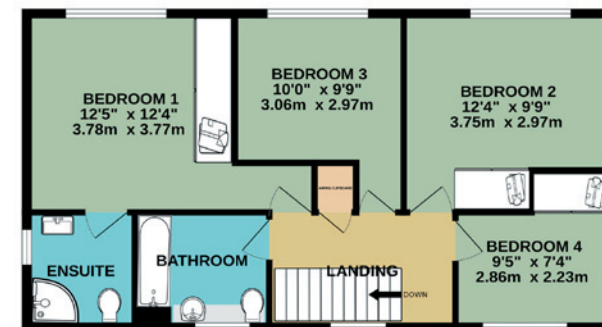
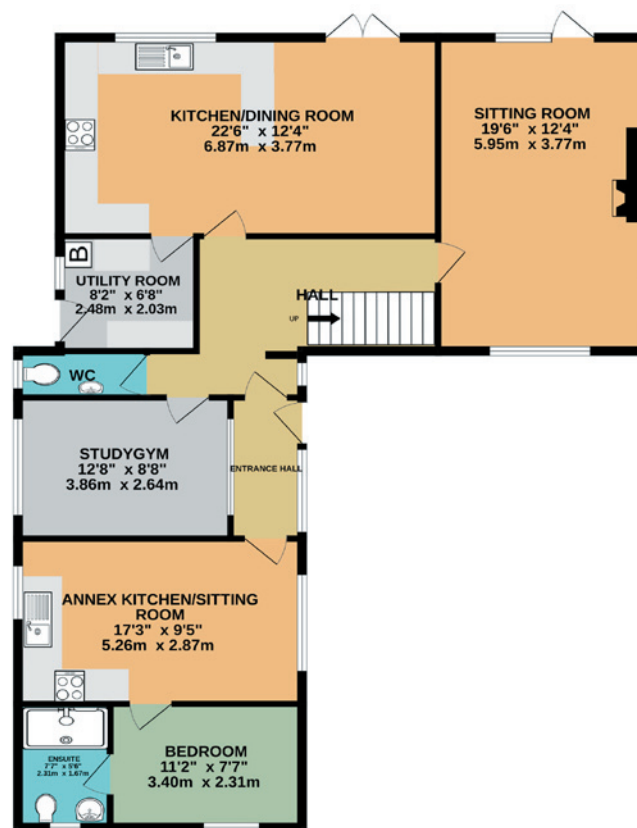
Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

Offers over £650,000



SARSEN CLOSE, HALESWORTH. IP19 8JP

TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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