

*A principal five bedroom Victorian townhouse with impressive contemporary extension and annexe/studio space in the centre of Saxmundham.*



## Guide Price

£850,000

Freehold

Ref: P7940/J

## Address

**The Red House**  
11-17 South Entrance  
Saxmundham  
Suffolk IP17 1DG



**The Red House** - Entrance hall, sitting room, open plan kitchen and dining room and utility/cloakroom.

Four double bedrooms, a single bedroom, bathroom and shower room.

**Annexe/Studio** - Sitting room/studio space, open plan annexe comprising sitting/dining area, bedroom, shower room and former kitchen.

Driveway for two to three vehicles.

South facing landscaped rear garden.

## Contact Us



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## **Location**

The Red House is set along the High Street in the centre of the historic town of Saxmundham, which offers a good range of local facilities including restaurants, a hotel and Waitrose and Tesco supermarkets. Saxmundham railway station also has connections through to Ipswich with connecting trains through to London's Liverpool Street Station.

To the east lies the Suffolk Heritage Coast with the popular centres including Southwold, Walberswick, Thorpeness and Aldeburgh all being within easy reach. Snape, home to the Aldeburgh music and food festivals, is within three miles to the south, and the county town of Ipswich lies approximately twenty miles to the south-west.

## **Description**

The Red House is a principal five bedroom townhouse with impressive contemporary rear extension together with annexe/studio accommodation in the centre of the historic market town of Saxmundham.

The vendors acquired the property approximately 17 years ago, and in 2018 undertook an extensive renovation and refurbishment programme which included adding a wonderful contemporary designed extension at the rear. The refurbishment and extension of The Red House secured a commendation at the RIBA Suffolk Craftsmanship Awards 2019, with the judge commenting “the artist owner envisaged some unique features including the brick surround to the living room, fireplace and the steel staircase. We particularly admired the perfection achieved in the shadow gaps, notably between steel joist and ceiling.”

The cleverly designed and well considered refurbishment and extension of The Red House also allows flexible use of the accommodation. The original shop premises (the annexe/studio) can be used as additional accommodation serving The Red House or, alternatively, for a dependent relative, as an income producing letting as commercial/studio space.

The accommodation of The Red House flows wonderfully well with a generous entrance hall for receiving guests linking through to the sitting room with its engineered oak flooring laid in a herringbone style, and feature brick fireplace - an approved copy of Josef Albers designed fireplace from 1955. From the sitting room a wide opening leads through to the contemporary extension, with its oversized, fully glazed aluminium framed sliding doors that open to provide direct access to the south facing garden. This multi-functional room also benefits from a well fitted kitchen with Miele appliances, a peninsula breakfast bar, space for a dining table, polished concrete floor, larch cladding in areas to match the vertical external cladding, and a roof light that helps illuminates the rear part of the room. In addition there is the useful and practical utility/cloakroom.

On the first floor the principal double bedrooms are located above the studio/annexe; these are both generous double bedrooms with excellent ceiling heights separated by a large bathroom with separate walk-in shower. In addition, there are two further double bedrooms, a single bedroom, a useful laundry room and shower room with WC.

The annexe/studio currently provides ancillary accommodation to The Red House, but could be used as accommodation for a relative, as an income generating self-contained letting unit or as a workspace/studio, subject to the necessary consents.

## **Outside**

There is a block paved driveway beside The Red House that is sufficiently large enough for two to three vehicles and from here access can be gained to the cellar. To the rear is a south facing landscaped garden with a raised decked area immediately adjoining the rear of The Red House, which leads down to the delightful garden which contains a wide variety of established specimen flowers and shrubs. Flanking the gardens are two separate patio areas, and there are two useful summerhouses that can be used for storage if required. The rear garden is well screened with a number of mature evergreen trees, including yew and holly, that provide a good degree of privacy.

















## The Red House, Saxmundham

Approximate Gross Internal Area = 338.1 sq m / 3639 sq ft  
Cellar = 22.6 sq m / 243 sq ft  
Total = 360.7 sq m / 3882 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, gas, water and drainage connected. Gas-fired boiler serving the hot water and central heating services.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

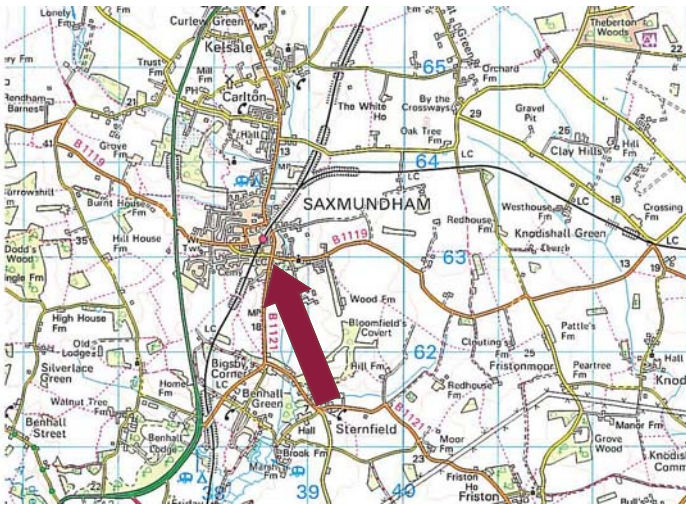
**Council Tax** Band E; £2,952.44 payable per annum 2026/2027

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

July 2026



## Directions

Proceeding in a northerly direction on the A12, turn right where signposted towards Saxmundham on the B1121. Continue through Benhall and into Saxmundham where the property will be found on the right hand side, a short distance before the crossroads in the centre of the town.

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