



Benhall, Saxmundham

Guide Price £335,000

- Charming Period Cottage on the Green
- Three Well Proportioned Bedrooms
- Ground Floor Shower Room with Electric Under Floor Heating
- Ensuite Bathroom to Principal Bedroom
- Kitchen/Dining Room
- Private Cottage Garden
- Off Road Parking
- Superb Studio Building
- EPC - F

Benhall Green, Benhall

A charming end terrace cottage overlooking the green. Benhall Green lies about 1½ miles from the centre of Saxmundham, offering a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham 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 ½ mile from the property. Benhall Green has a primary school close to the property 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: C



DESCRIPTION

A Charming End of Terrace Cottage Overlooking the Village Green.

Tucked away in this delightful village setting, this pretty end of terrace cottage enjoys a picturesque outlook over the green. Set well back from the lane, the property benefits from a driveway providing off-road parking and a lawned front garden with hand gate and pathway leading to the oak entrance door. The rendered and whitewashed elevations sit beneath a pitched, pantile-covered roof, creating a timeless country charm.

Stepping inside, the entrance opens into a generously proportioned sitting room with pamment tile flooring and electric underfloor heating. A feature inglenook fireplace with timber bressummer and woodburning stove takes centre stage, complemented by a wealth of exposed timbers. Windows to the front and side overlook the gardens, filling the room with natural light.

To the rear, a rustic-style kitchen/breakfast room offers further pamment flooring, a side entrance door, and windows overlooking the cottage garden. From the sitting room, a door opens to the airing cupboard and a stylish shower room with walk-in shower and underfloor heating.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite bathroom, while all rooms enjoy the cottage's character and views of the surroundings.

Outside, to the rear, lies a small yet enchanting garden planted with wildflowers and featuring a brick pathway. This leads to a

charming detached studio — insulated, lined, and clad in shingles — providing the perfect home office or hobby space.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity and water.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

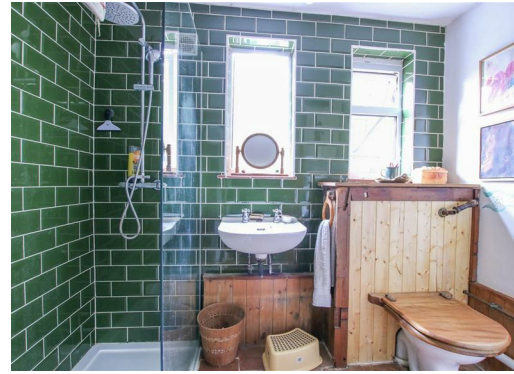
Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20971/RDB.

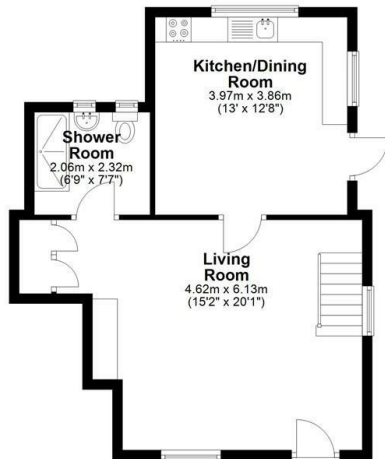
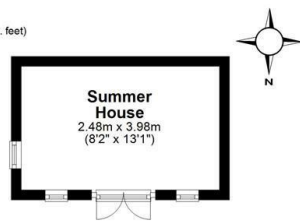
FIXTURES & FITTINGS

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.

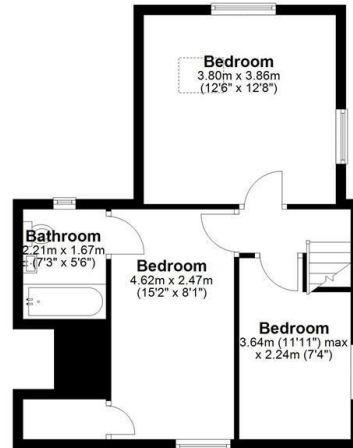




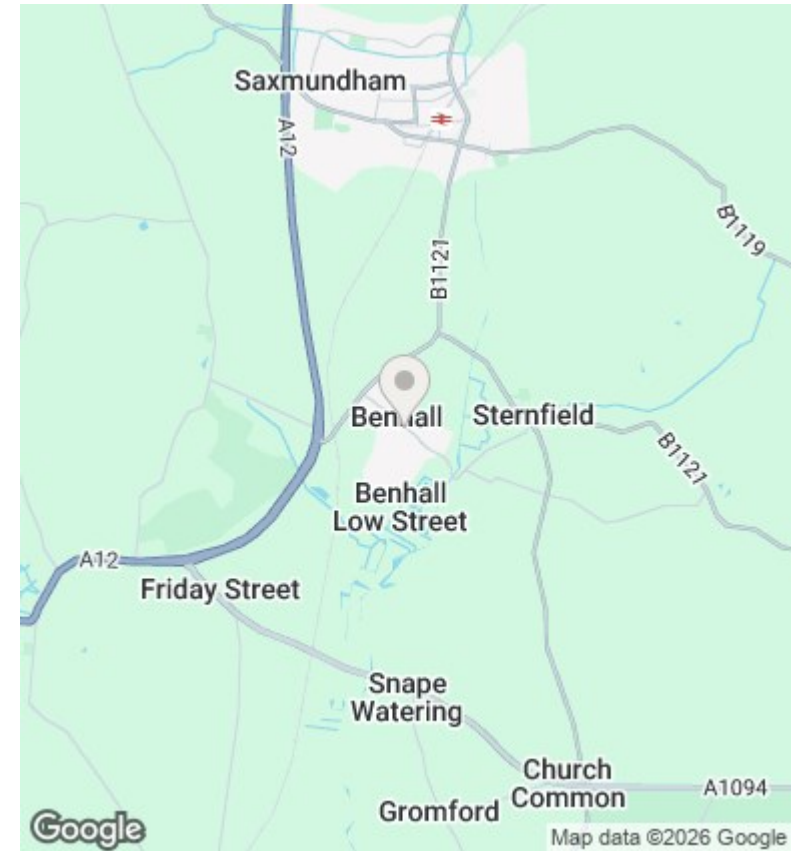
Ground Floor
Approx. 66.7 sq. metres (717.6 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 110.8 sq. metres (1192.1 sq. feet)



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		56
	22	
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com