

JENNIE JONES

EST. 1993

ESTATE AGENTS



WATERLOO HOUSE

Blaxhall | Suffolk

£700,000





WATERLOO HOUSE, STONE COMMON, BLAXHALL, WOODBRIDGE, IP12 2DP

**A SUFFOLK HOME WITH A STORY TO TELL...
AND ANOTHER CHAPTER WAITING TO BE WRITTEN.**

- Entrance Hall • Sitting Room • Open-plan Kitchen and Dining Room • Utility Room •
 - Cloakroom • Principal Bedrooms • Further Bedrooms • Family Bathroom •
 - Detached Self-contained Annexe • Holiday Let Potential •
 - Mature Gardens • Private Parking •

Snape Maltings - 5 miles / Aldeburgh - 8 miles / Woodbridge - 12 miles





(AWAITING FLOORPLAN)

The Property

Few homes manage to balance history, character and modern family living quite as effortlessly as Waterloo House.

Believed to date back several centuries and thoughtfully improved over the years, this wonderful home offers beautifully flexible accommodation that is equally suited to family life, entertaining or those looking for an income opportunity.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room. Bathed in natural light from velux windows above, the room combines handcrafted character with modern practicality, creating a wonderful social space where friends and family naturally gather. Exposed timbers, warm wooden flooring and views across the gardens all contribute to its welcoming atmosphere.

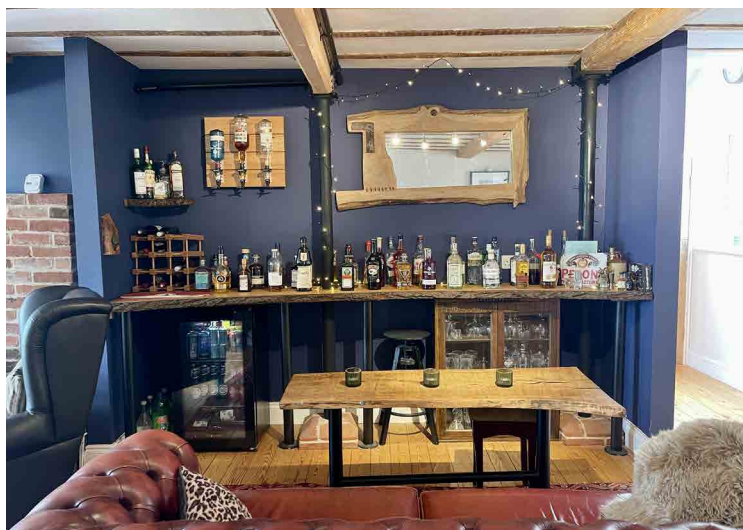
Beyond, the generous sitting room is full of Suffolk charm. Exposed beams, original floorboards and a wood-burning stove set within an attractive brick fireplace create a wonderfully cosy room, perfect for winter evenings.

The principal bedroom enjoys delightful open views across neighbouring countryside and the adjoining Christmas tree plantation, creating a wonderfully peaceful outlook that changes beautifully with the seasons. As winter approaches, the landscape becomes particularly special, giving the home an unmistakably festive charm. The remaining bedrooms continue the character theme with exposed beams and period detailing.

Outside

The gardens have been thoughtfully designed with several seating areas allowing you to enjoy the sun throughout the day. Established planting softens the attractive brick and flint elevations whilst creating a wonderful degree of privacy. The gardens are every bit as charming as the house itself, offering peaceful spaces to relax and entertain.





The Location

Blaxhall remains one of Suffolk's hidden gems.

Surrounded by woodland, heathland and open countryside, yet only a short drive from the Heritage Coast, the village enjoys a wonderful sense of community together with its renowned village pub, historic church and an abundance of walking and cycling routes.

Nearby Snape Maltings offers world-class music, independent shops and cafés, whilst the coastal towns of Aldeburgh, Thorpeness and Orford are all within easy reach. Saxmundham and Woodbridge provide a wider range of shopping facilities together with rail connections to Ipswich and London Liverpool Street.

For those seeking the very best of rural Suffolk whilst remaining close to the coast, Waterloo House enjoys an enviable position.

Services

Oil fired central heating.

Mains water, electricity and drainage.

Double glazed windows.

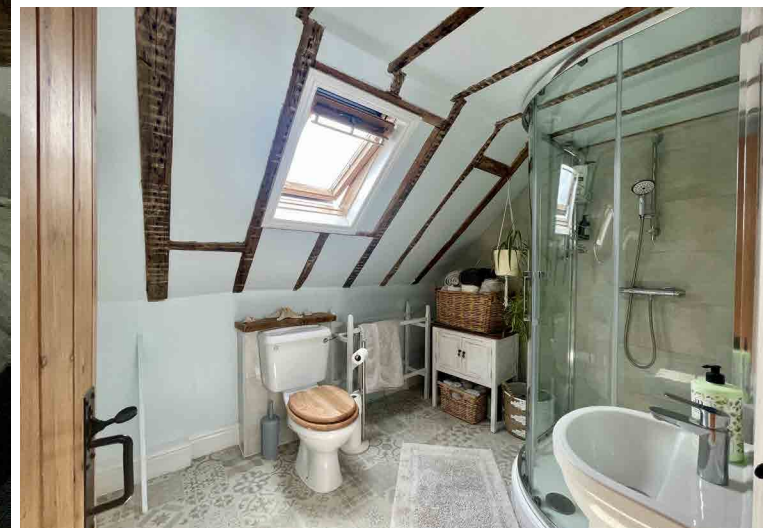
Local Authority

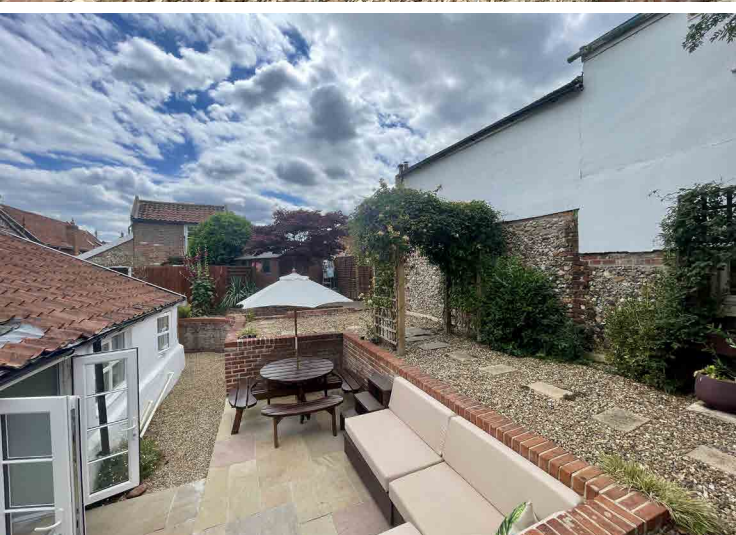
East Suffolk Council

Council Tax - F

EPC Rating - F



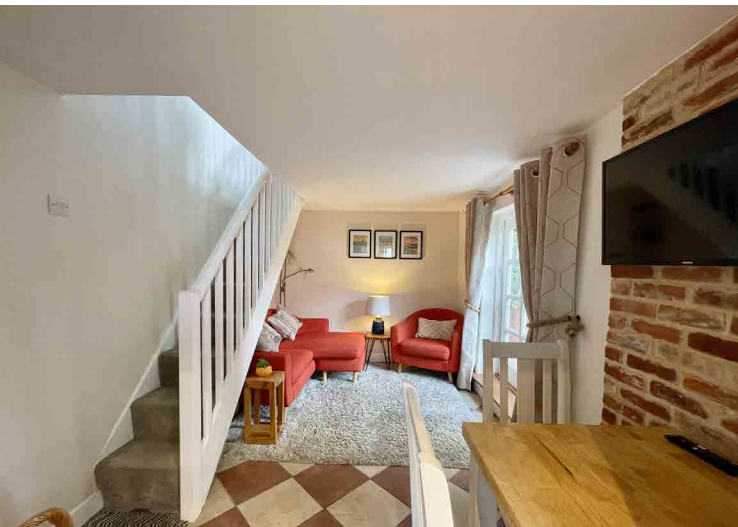




ANNEXE

One of Waterloo House's greatest strengths is its exceptional flexibility.

The detached annexe has successfully operated as a holiday let whilst also offering obvious potential as guest accommodation, a home office, studio or independent living space for older children or extended family. Whilst the first-floor bedroom arrangement may not suit everyone seeking single-level accommodation, it provides an ideal retreat for teenagers, visiting family or those wishing to generate additional income.



Did you know?

Waterloo House is more than simply a beautiful period home; it forms part of the rich social history of Blaxhall.

Originally serving the village as a Grocer, Draper and Baker, Waterloo House was once at the very heart of everyday life on Stone Common. Historic photographs dating from the 1960s show the property trading as the village shop, complete with its original storefront and signage, much of which can still be admired today above the principal windows.

Over the years the building has evolved sympathetically into the wonderful family home it is today, carefully retaining many of the original features that give it such warmth and personality. Exposed beams, traditional brickwork, timber floors and character fireplaces all tell the story of its past whilst blending effortlessly with the modern improvements that make it so comfortable to live in.

The current owners have taken great pride in preserving both the property and its history, allowing the next custodians the rare opportunity to own not just a beautiful Suffolk home, but a genuine piece of village heritage.



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