

JENNIE JONES

EST. 1993

ESTATE AGENTS



BLACKHEATH

Wenhaston | Suffolk

GUIDE PRICE **£850,000**





2 Blackheath, Wenhaston, Halesworth IP19 9DH

A TRULY CONSIDERED CONTEMPORARY HOME, DESIGNED FOR MODERN LIVING IN A PEACEFUL SUFFOLK SETTING.

- Entrance Hall • Sitting Room • Kitchen / Dining Room • Study / Bedroom 4 •
 • Utility Room • Cloak & Shower Room •
- Landing • Master Suite with Dressing Room and Ensuite Bath & Shower Room •
 • Garage & Cartlodge • Attic Rooms •

Southwold - 7 miles / Saxmundham - 6 miles / Sizewell - 9 miles / Woodbridge - 22 miles





The Property

This exceptionally well-considered detached home has been designed with modern living firmly in mind, showcasing high-quality fixtures and fittings throughout and a layout that flows effortlessly for both everyday life and entertaining.

The ground floor is enhanced by underfloor heating throughout, combined with a stylish mix of engineered hardwood and tiled flooring, creating a warm, practical and visually cohesive living environment. The accommodation includes an inviting entrance hall, a sitting room featuring an impressive inglenook fireplace with wood-burning stove and French doors opening onto the rear patio, and a stunning open-plan kitchen/dining room fitted with an extensive range of integrated appliances including twin ovens, dishwasher, larder fridge and freezer, wine fridge and granite worktops, with bifolding doors opening onto the garden.

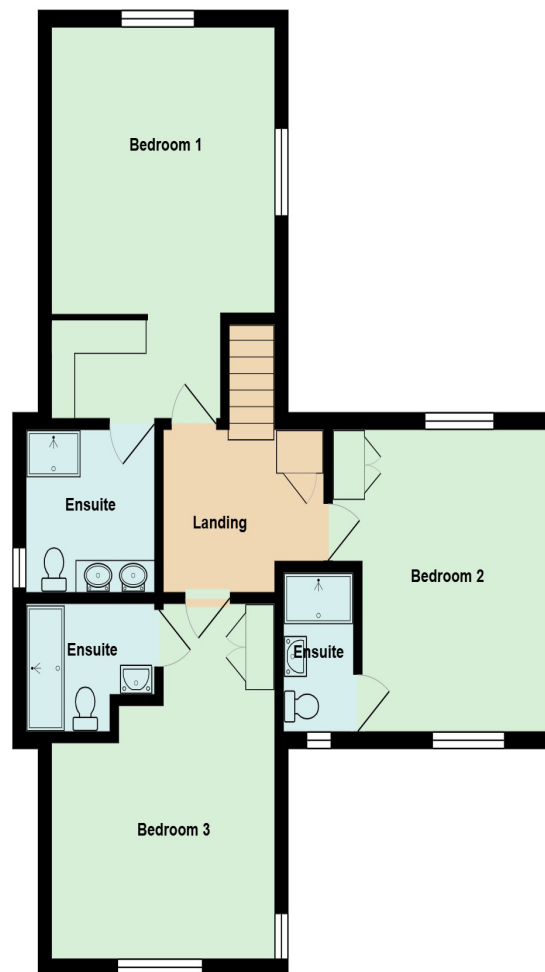
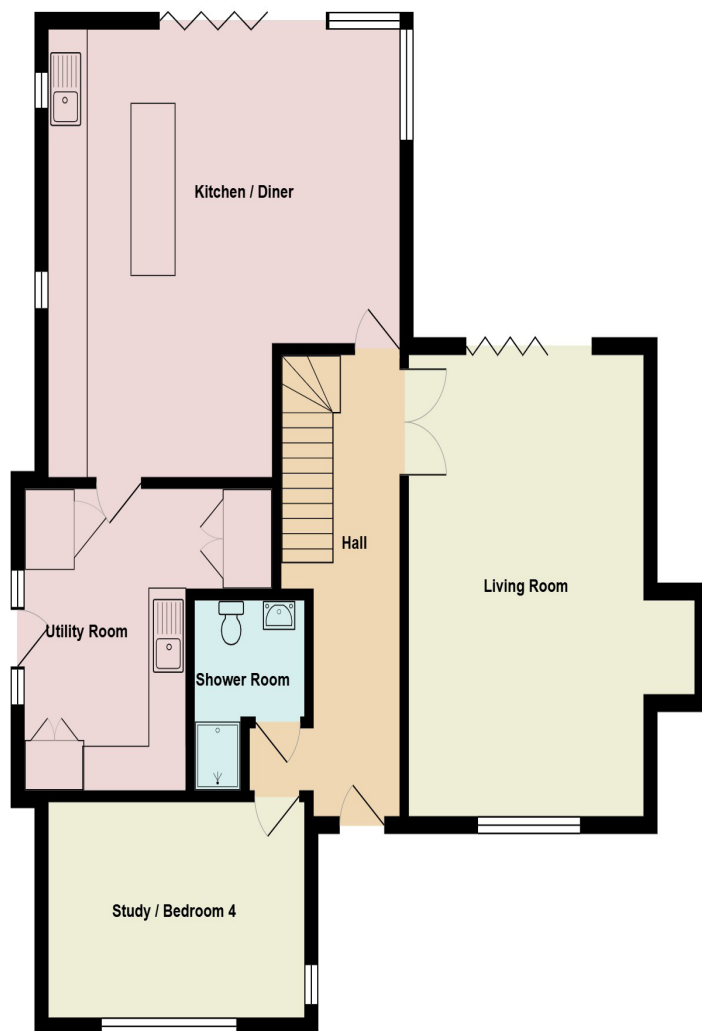
A utility room with shelved pantry and air source heating controls, cloakroom with shower, and a versatile ground floor fourth bedroom, snug or study complete the ground floor.

To the first floor, a generous landing with linen airing cupboard and radiator leads to two double bedrooms, each with en-suite shower rooms and built-in wardrobes, together with a superb principal bedroom suite featuring vaulted ceilings, a dressing area and an en-suite bathroom with both bath and separate shower.

Outside, the rear garden provides a blank canvas, laid mainly to lawn with paved patio areas ideal for entertaining. The property is approached via a five-bar gate leading to gravelled off-road parking, with a garage and cart lodge providing covered parking and a room above offering potential for a home office or ancillary accommodation, subject to any necessary consents.

Viewing is strongly advised to fully appreciate the quality, thought and design that has gone into creating this outstanding home.





Location

Wenhaston is a highly regarded Suffolk village, known for its strong sense of community and proximity to the Heritage Coast. The nearby seaside town of Southwold is approximately 6 miles away and offers a charming High Street, beach, pier and cultural attractions.

The market town of Saxmundham, approximately 6 miles distant, provides a range of everyday amenities together with a mainline railway station offering direct services to London Liverpool Street.

Sizewell lies approximately 8 miles away, while the riverside market town of Woodbridge is around 20 miles distant, offering further shopping, dining and leisure facilities.

Services

Mains water

Mains Electricity

Private drainage syetem.

Air Source Heating via radiators to first floor and underfloor to ground floor

Local Authority & Council Tax Band

East Suffolk Council

Council Tax - TBC

Energy Performance Certificate Rating - TBC



AGENTS NOTES

Viewing is strongly advised to fully appreciate the quality, attention to detail and thoughtful design that has gone into creating this outstanding home.



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