

*An individual three/four bedroom barn style modern house in the centre of the ever popular village of Great Glemham, close to the Heritage Coast.*

Guide Price  
£495,000 Freehold  
Ref: P7217/J

Quantrills  
Chapel Lane  
Great Glemham  
Saxmundham  
Suffolk IP17 2DN



Entrance hall, sitting room, open plan dining room and kitchen, study/bedroom four, utility room and bathroom.

Master bedroom with en-suite shower room, second bedroom with en-suite shower room and third bedroom.

Driveway and parking for two cars.

Sunken decked terrace and hard landscaped garden.

NO FORWARD CHAIN.

Contact Us



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## Location

Quantrills is located in the centre of the village of Great Glemham, and just a short walk to the well-regarded dining pub, The Crown Inn. Approximately 3 miles away is Glemham Hall, which hosts a range of events throughout the year. There is also easy access to the A12, which is less than 2 miles away. Within about 5 miles is the historic town of Framlingham, which has excellent schooling in both the state and private sectors as well as facilities for most everyday needs. Saxmundham lies about 5 miles to the east, also with schooling and good shopping facilities, including Waitrose and Tesco supermarkets, and a railway station with connecting trains to Ipswich and on to London's Liverpool Street station. Great Glemham is within the catchment area for Thomas Mills High School and Sir Robert Hitcham's Primary School in Framlingham. The Heritage Coast is within about 10 miles, with the popular coastal towns and villages of Southwold, Aldeburgh, Walberswick, Dunwich, Thorpeness and Orford all within easy reach. The county town of Ipswich lies about 18 miles to the south.

## Description

Quantrills is an impressive, barn style modern house that was built by the current vendors as their family home in 2008. Being a 'self-build' project, the vendors were able to carefully consider the layout, configuration and design of Quantrills, resulting in a stunning house that was built using handmade 'Reades of Aldeburgh' bricks, with excellent attention to detail. The design incorporated an open plan, multi-functional kitchen and dining room arrangement with fully glazed double height east facing gable elevation, together with aluminium framed bi-fold doors that deliver additional light and direct access to the south facing sunken decked terrace.

The kitchen and dining room links wonderfully well with the comfortable sitting room with its freestanding Aga woodburning stove, and the ground floor accommodation also includes a spacious entrance hall for receiving guests, utility room, bathroom and ground floor bedroom or study. On the first floor there is a double bedroom with en-suite shower room, as well as a second double bedroom with en-suite shower room that links through to the third bedroom, which has been used as a dressing room/nursery.

## Outside

Quantrills will be found in the centre of the village, and approached via a gravel driveway that is sufficiently large enough to park two vehicles. A five bar gate opens onto the garden serving Quantrills. A delightful area that faces due south and therefore enjoys the sun throughout the day and comprising a large gravelled area that is accessed from the front driveway and which can be utilised for extra parking if required. This, in turn, leads to the sunken decked terrace, which links wonderfully well with the kitchen and dining room via the bi-fold doors. The sunken terrace is enclosed within red brick walling, and beyond this are pavers that lead to the front door and entrance hall.



















# Quantrills, Great Glemham

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft



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Produced for Clarke and Simpson

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

**Services** Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water systems.

**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 = C (71)

**Council Tax** Band D; £2,192.85 payable per annum 2025/2026

**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 property flooded during the October 2023 Storm Babet. The property is insured with AXA under a commercial policy. Interested parties should carry out their own investigations.

May 2025

## Directions

Heading south on the A12 from Saxmundham, continue into the village of Farnham, passing Farnham Leisure (which sells caravans) on the left hand side. Take the next right hand turning, where signposted Great Glemham, onto Great Glemham Road. Continue along this road, entering the village of Great Glemham. At the T-junction, turn right and continue past the Crown Inn on your left. Turn right into Chapel Lane and the entrance to the property will be found on the left hand side.

For those using the What3Words app: ///daydreams.flopping.catchers



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