

JENNIE JONES

EST. 1993

ESTATE AGENTS



HEATHSIDE HOUSE

Wenhaston | Suffolk

GUIDE PRICE **£750,000**





HEATHSIDE HOUSE, BLACKHEATH, WENHASTON, IP19 9DH

**CONTEMPORARY LUXURY, THOUGHTFULLY DESIGNED
AND BEAUTIFULLY EXECUTED, SET WITHIN THE TRANQUILLITY
OF THE SUFFOLK COUNTRYSIDE.**

- 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

Thoughtfully designed with an exceptional attention to detail, this impressive detached home combines elegant interiors, high quality finishes and beautifully considered accommodation, perfectly suited to modern family living and effortless entertaining.

Underfloor heating extends throughout the ground floor, complemented by a stylish blend of engineered hardwood and tiled flooring. The welcoming entrance hall leads through to a charming sitting room, where an impressive inglenook fireplace with wood burning stove creates a wonderful focal point, whilst French doors open onto the rear patio.

The heart of the home is undoubtedly the superb open-plan kitchen/dining room, beautifully appointed with granite worktops and an extensive range of integrated appliances, including twin ovens, dishwasher, larder fridge and freezer, and wine fridge. Bifold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living, ideal for entertaining and enjoying the warmer months.

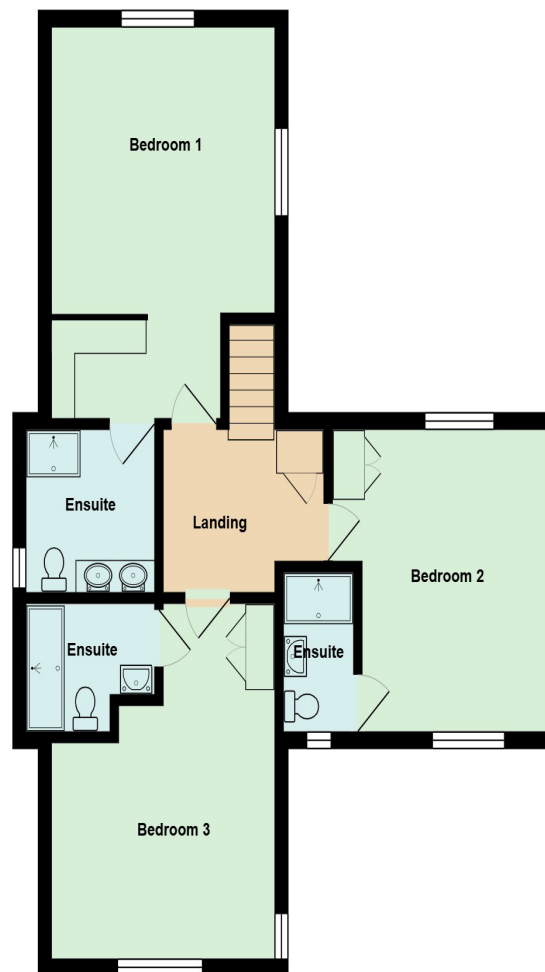
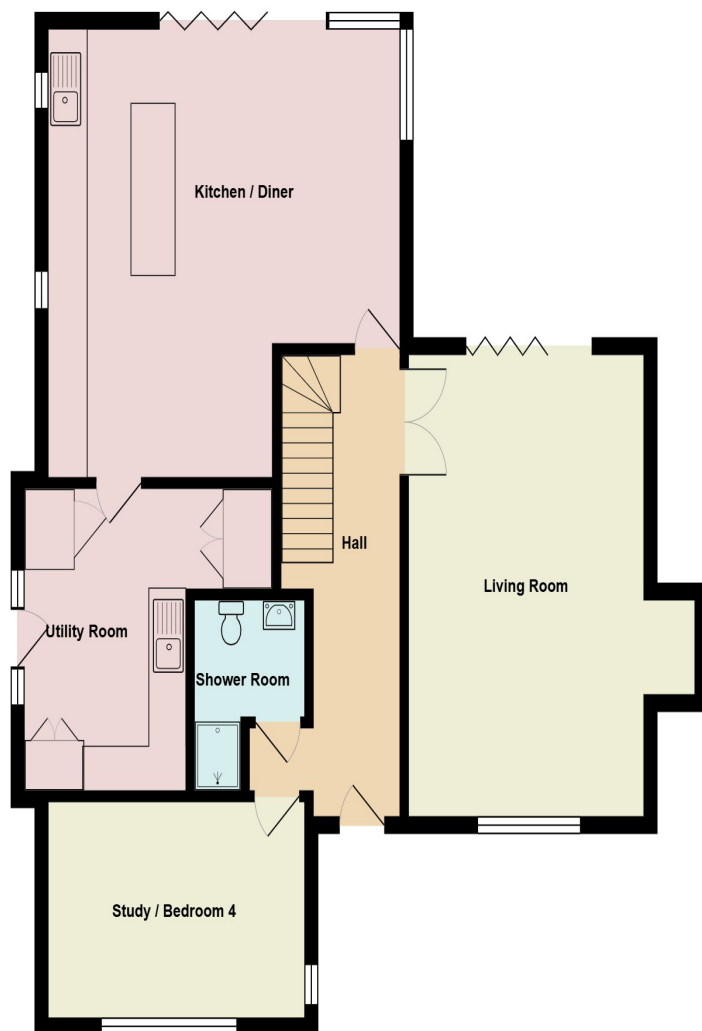
Further ground floor accommodation includes a useful utility room with shelved pantry and air source heating controls, a cloakroom with shower, and a versatile fourth bedroom, snug or study, offering excellent flexibility for guests, home working or additional family space.

Upstairs, a generous landing with linen cupboard leads to three beautifully appointed double bedrooms. Two benefit from built-in wardrobes and their own en-suite shower rooms, whilst the impressive principal suite enjoys vaulted ceilings, a dedicated dressing area and a luxurious en-suite bathroom with both bath and separate shower.

Outside, the rear garden offers a wonderful opportunity to create a garden to suit individual tastes, currently laid predominantly to lawn with paved patio areas providing an ideal setting for outdoor dining and entertaining.

The property is approached through a five bar gate,





opening onto gravelled off-road parking, with the added benefit of a garage and cart lodge providing covered parking. Above, a further room offers exciting potential for a home office, studio or ancillary accommodation, subject to any necessary consents.

Combining characterful features, impressive entertaining space and versatile accommodation, this is a home that has been carefully designed to offer both style and practicality. An early viewing is strongly recommended to fully appreciate the quality, space and thoughtful design on offer.

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 and Electricity. Private drainage system. 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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Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com
01728 605511

All enquiries:

saxmundham@jennie-jones.com



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