



Henham, Suffolk

Guide Price £425,000

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- Expansive Gardens with Outbuilding
- Convenient Location with Access to Southwold and A12 Links
- Three Bedroom Semi Detached Property
- Driveway with Ample Parking
- Family Bathroom with Three Piece Suite
- Kitchen/Breakfast Area to Rear
- Ideal Second Home, Residential or Holiday Let Potential

The Green, Henham

Henham is a highly regarded rural village set amidst unspoilt countryside on the Suffolk Heritage Coast, ideally positioned between the popular coastal town of Southwold and the well-served market town of Halesworth. Halesworth offers a wide range of independent shops, cafés and everyday amenities, along with schooling, a library, arts centre, doctors' surgery, cottage hospital and a railway station providing services via Ipswich to London Liverpool Street. The surrounding area is renowned for its scenic walks, coastal landscapes and relaxed pace of life, while still offering good connections to larger towns and transport links, making Henham an ideal location for those seeking a peaceful village lifestyle within easy reach of the coast and wider facilities.



Council Tax Band: B



DESCRIPTION

Occupying a peaceful rural setting in the sought-after village of Henham, The Green is a charming semi-detached cottage that was once part of the historic Henham Estate. Full of character and enjoying delightful countryside surroundings, the property offers comfortable accommodation arranged over two floors and presents an excellent opportunity for those seeking a home in a tranquil village location. The ground floor is centred around a welcoming living room, featuring an attractive open fireplace with decorative tiled surrounds, exposed ceiling beams and a beautiful stained glass internal window, all of which enhance the cottage's charm. The sitting room flows naturally into a spacious kitchen/breakfast room, which enjoys lovely views over the rear garden and benefits from a Belfast sink, built-in gas hob and a useful walk-in larder. A rear hall and porch provide direct access to the garden, while a family bathroom completes the ground floor accommodation. Upstairs, the property offers three well-proportioned bedrooms, all enjoying pleasant outlooks over the gardens or surrounding countryside. The principal bedroom features an attractive fireplace, wooden flooring and built-in storage, while a further bedroom is currently arranged as an additional sitting room, demonstrating the flexibility of the accommodation. Outside, the gardens are a particular highlight of the property, extending from the front to the rear and providing an attractive and peaceful setting with plenty of space to enjoy the surrounding countryside. The property is approached via its own private gravel driveway, offering generous off-road parking and turning space. To the side of the property is a useful outbuilding divided into two separate rooms, currently utilised as occasional guest accommodation in one room and storage in the other. Subject to the necessary consents and further works, the building offers excellent potential to be converted into a self-contained annexe, creating versatile additional accommodation.

LIVING ROOM

The charming living room is full of character and period features, creating a warm and inviting space to relax. An attractive open fireplace with decorative tiled surrounds forms a beautiful focal point, complemented by exposed ceiling beams and a striking stained glass internal window that adds to the cottage's unique charm. A useful understairs storage cupboard provides practical space, while an attractive display alcove with shelving and a cupboard below offers additional character and storage. The room flows seamlessly into the kitchen/breakfast room, creating an open and sociable layout while retaining the cosy atmosphere of a traditional country cottage.

KITCHEN/UTILITY SPACE

The kitchen/breakfast room is a bright and welcoming space, enjoying lovely views over the rear garden. Thoughtfully arranged, it features a traditional Belfast sink, built-in gas hob and ample space for everyday dining, making it an ideal setting for both family life and entertaining. Adjoining the kitchen is a practical rear hall with a walk-in larder, offering excellent storage and direct access to the garden via the rear porch. This versatile area presents exciting potential to be further enhanced and could be transformed into a fully functioning utility room or a practical boot room with pantry storage, perfectly suited to country living.

BEDROOMS

The first floor offers three well-proportioned bedrooms, each enjoying pleasant views over the gardens or surrounding countryside. The principal bedroom is particularly characterful, featuring an attractive original fireplace, exposed wooden flooring and built-in storage, creating a warm and inviting retreat. The remaining bedrooms are light and versatile, with one currently arranged as an additional sitting room, demonstrating the flexibility of the accommodation. Whether used as bedrooms, a home office or hobby room, the first-floor layout provides comfortable and adaptable living space to suit a variety of lifestyles.

BATHROOM

The ground floor bathroom is fitted with a panelled bath with a wall-mounted shower, wash hand basin and WC. Partially tiled walls and practical shelving provide both functionality and convenience, making it a well-appointed family bathroom that serves the accommodation with ease.

OUTSIDE

The property is approached via its own private gravel driveway, providing generous off-road parking and ample turning space. The front garden enjoys an attractive rural setting, creating a welcoming approach to the cottage and complementing its charming character. To the rear, the generous garden is a particular feature of the property, offering a peaceful and private outdoor space with delightful views across the surrounding countryside. Predominantly laid to lawn, it provides plenty of room for families, keen gardeners or those simply wishing to enjoy the tranquil setting. To the side of the property is a substantial outbuilding divided into two separate rooms, currently utilised as occasional guest accommodation in one and storage in the other. Subject to the necessary consents and further works, this versatile building offers excellent potential to be converted into a self-contained annexe or additional ancillary accommodation.

TENURE

Freehold

SERVICES

OUTGOINGS

Council Tax Band B

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

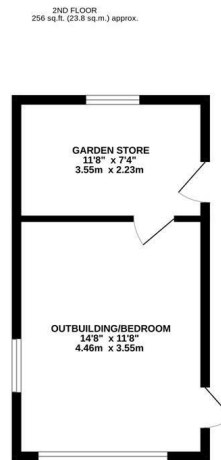
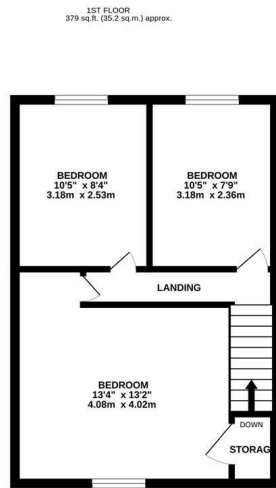
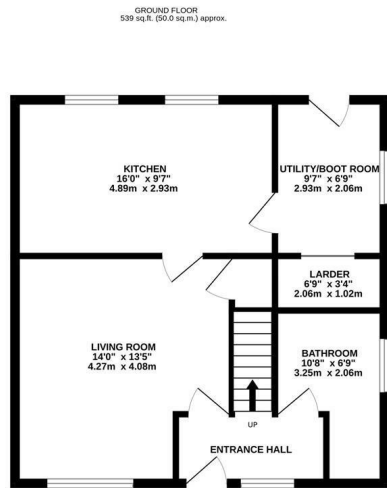
Tel: 01502 442889.

FIXTURES & FITTINGS

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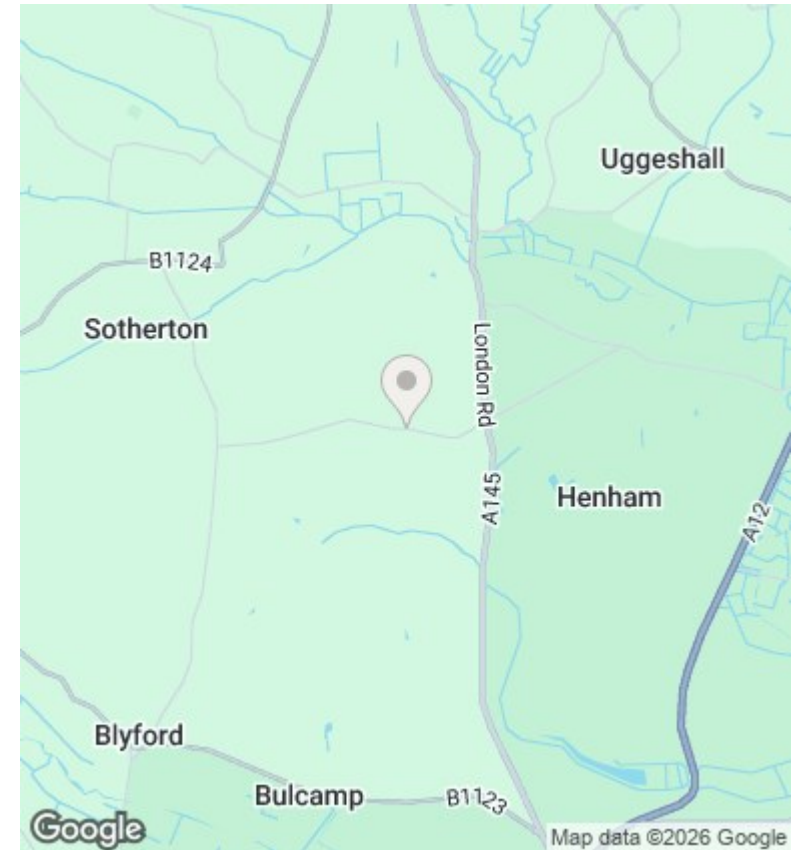






TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

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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>		
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