



The Old Rectory, Rectory Road, Blaxhall, Suffolk IP12 2DT

An elegant seven-bedroom Georgian Rectory along with an independent one-bedroom Coach House, set within grounds of 4.5 acres within the parish of Blaxhall.

Guide Price £1,425,000 Freehold

P79IIC



Summary

The Old Rectory - Reception hall, drawing room, dining room, kitchen and pantry, breakfast room, study, sitting room, utility room, plant room, cloakroom and cellar.

Seven first floor double bedrooms along with an en-suite shower room and two bathrooms.

The Coach House – Hallway, sitting/dining room, kitchen, cloakroom, bedroom and en-suite shower room.

In and out drive with substantial parking. Double cartlodge. Landscaped gardens with gym and tennis court. Meadows and stables. In all, 4.5 acres.

Location

Blaxhall is a picturesque village in a rural yet highly convenient location within East Suffolk. The village itself benefits from a common, which is a site of special scientific interest and features heathland. There are idyllic trails through the surrounding countryside. There is a village pub, The Ship Inn which serves real ales and has regular live music as well as accommodation. The property is located close to footpaths and backs onto the local motor cross track which holds a number of exciting activities each year (see notes). Within 3.5 miles of the property is the famous Concert Hall, Snape Maltings which also offers shops and cafes. Within 10 miles is the town of Woodbridge, located on the banks of the River Deben. The property is conveniently located close to the A12 which is 2 miles. Within a short drive is Campsea Ashe Railway Station where there is also a sought after pub, The Duck. Popular seaside destinations such as Aldeburgh and Thorpeness, which both have golf courses, are 9 miles.

Description

The Old Rectory is a substantial and handsome period property extending to over 4,500 square feet. It offers particularly well-proportioned rooms. The house, which is Grade II Listed is believed to date from the 17th or 18th Century with this part of the dwelling being of timber framed construction. A most impressive Georgian frontage was added and this has brick elevations under a tiled roof. The house has been sympathetically refurbished in recent years and is ideal as a principal family home. In addition to the main house, the former Coach House has been converted to provide a most useful independent cottage which is ideal for dependent relatives or ancillary accommodation. The Old Rectory sits well in its grounds which extend to just over 4.5 acres. These benefit from a tennis court, meadows, stabling, a studio/gym and double cartlodge.





The Old Rectory – Entering through a front door into a reception hall there are doors off to the reception rooms and kitchen as well as two sets of stairs to the first floor landing. The two main reception rooms, the drawing room and dining room, have fireplaces with wood burners as well as sash windows with shutters and window seats. The kitchen benefits from a modern electric four oven Aga as well as low level wall units with an integrated dishwasher, electric oven and hob. There is an granite work surface with inset double stainless-steel sink. Off this is a shelved pantry and a utility room that has high and low level wall units, a washing machine, a tumble drier and a door to a terrace. Adjacent is a plant room. In addition on the ground floor is a breakfast room with woodburning stove, a study, sitting room and cloakroom with WC. The first floor landing has a feature cupola and steps up to the two principal bedrooms. Bedroom one is dual aspect and enjoys views over the gardens and grounds. It has access to a Jack and Jill shower room with particularly large tiled shower unit, WC and hand wash basin. This leads to the second bedroom where there is a sash window to the front of the property, fireplace, fitted shelving and a door returning to the upper landing. From the main landing there is access to five further double bedrooms and two family bathrooms, both of which have been modernised in recent years.

The Coach House – This sits away from the main dwelling and is ideal as a annexe for a family member or guest. There is a large dual aspect sitting/dining room with access to the kitchen. In addition is a cloakroom as well as a double bedroom that has an an-suite shower room.

Outside

The property is approached off a minor country lane via two driveways onto a gravelled turning/parking area which is to the front of the house itself. Adjacent is a double cartlodge with storage to the rear.

The gardens and grounds surround the house and adjacent to the kitchen is a large terrace and store building. Beyond this is a kitchen garden and a hard tennis court. In addition is a studio/gym that measures 33' x 17'. The main gardens are laid to lawn but there is also a pond and various patio areas. In addition are two meadows, along with a stable block that comprise five stables, a tack room, a hay store and central concrete pad. This has water and electricity connected.

























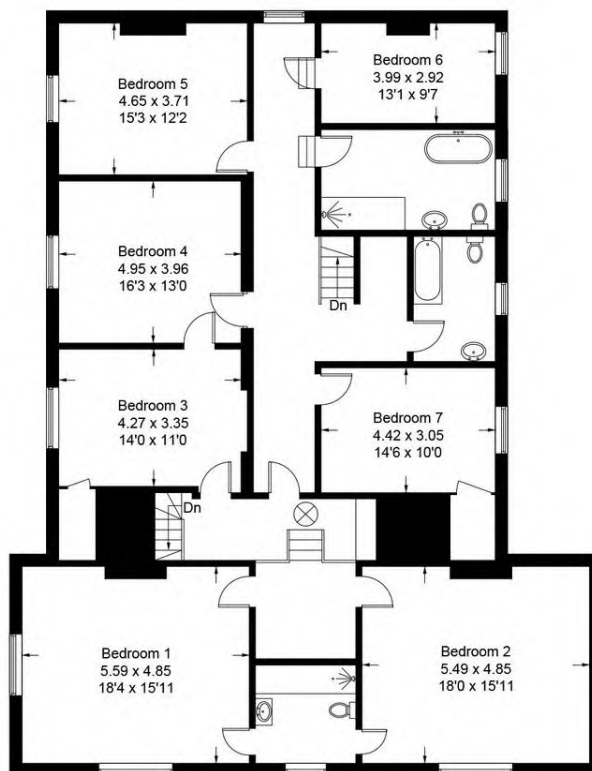


The Old Rectory, Blaxhall

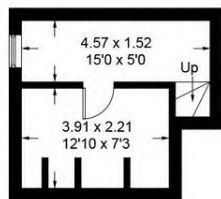
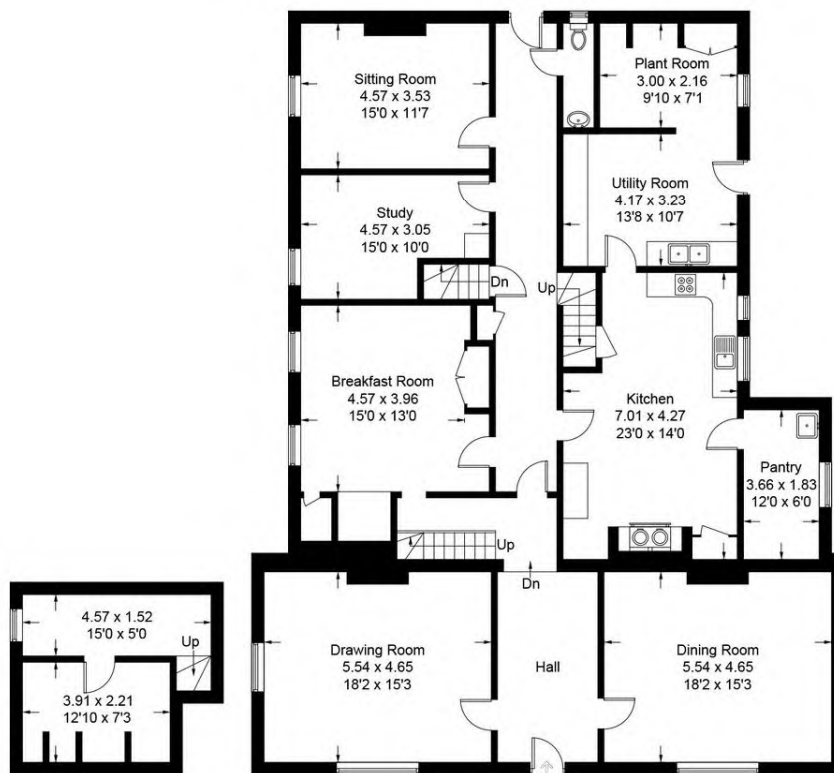
Approximate Gross Internal Area = 423.0 sq m / 4553 sq ft

Cellar = 17.1 sq m / 184 sq ft

Total = 440.1 sq m / 4737 sq ft



First Floor

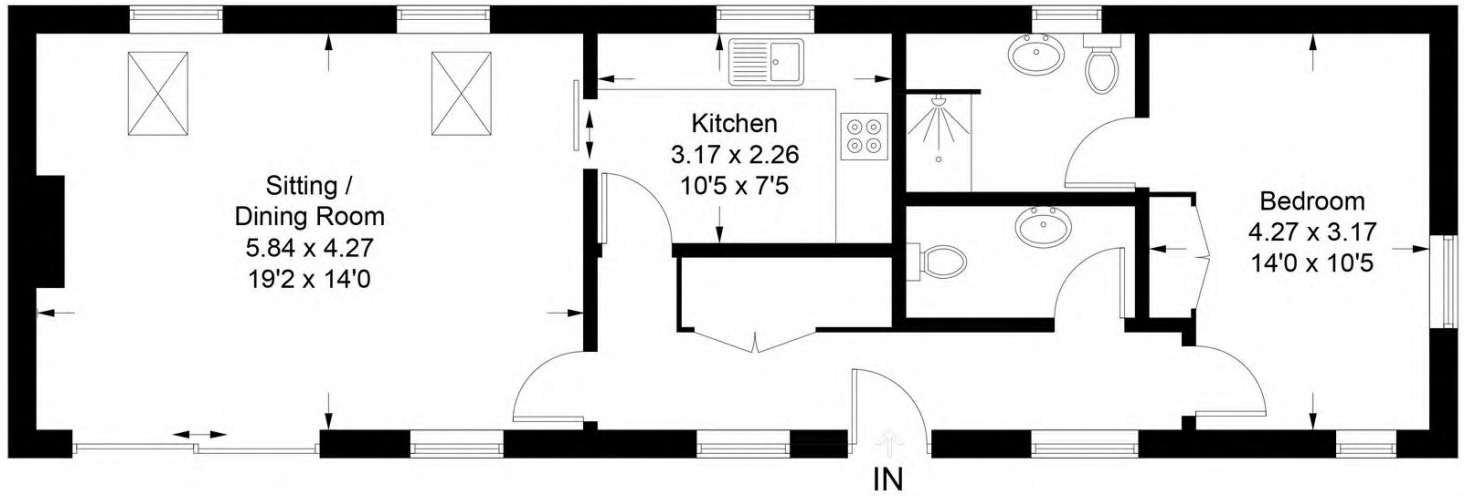


Cellar

Ground Floor

The Coach House, Blaxhall

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



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Directions

Heading north on the A12 proceed into Little Glemham and having passed the pub on the right hand side, take the next turning on the right known as Church Road. Proceed along this lane and then bear right over the railway crossing. Pass the motor cross circuit on the right and take the next lane on the right where the entrance to The Old Rectory will be found on the right hand side.

For those using the What3Words app: [///snap.validated.rubble](https://www.what3words.com/snap.validated.rubble)

Viewing Strictly by appointment with the agent.

Services Mains electricity (independent supplies for both The Old Rectory and The Coach House).
Mains water (One supply for the whole property).
Drainage (Independent septic tanks and drainage fields for The Old Rectory and The Coach House).
Heating (Independent oil fired boilers for both The Old Rectory and The Coach House).

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 The Rectory = E, The Coach House = E (Copies available from the agents upon request).

Council Tax The Rectory = Band G: £3,830.20 payable per annum 2026/2027, The Coach House = Band C: £2,042.77 payable per annum 2026/2027

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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The property is located in a pleasant rural situation but it should be noted by interested parties that it lies adjacent to the Blaxhall Motorcross circuit with up to ten events taking place per annum. The circuit has not caused an inconvenience to the vendors during their tenure and there is an excellent working relationship. The vendors have allowed the club to park on one of the meadows for their events.

September 2026





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